

**Community Board Ten Board Meeting Attendance  
Fort Hamilton Senior Center  
Monday, June 18, 2018 – 7:00 PM**

Board Members Present: 38

Allen Bortnick  
Tracie Britton-Pitcher  
Jaynemie Capetanakis  
Shirley Chin  
Judith Collins  
Doris Cruz  
Richard Day  
Michael Devigne  
Barbara Germack  
Diane Gounardes  
Steve Griffith  
Judith Grimaldi  
Stephen Harrison  
Jill Infantolino-Hajjar  
June Johnson  
Habib Joudeh  
Brian Kaszuba  
Brian Kieran  
Stella Kokolis  
Nikolaos Leonardos  
Stephanie Mahaney  
Ryan Mahoney  
Anthony Marino  
Ruth Greenfield Masyr  
Rhea McCone  
Iris Mulé  
Nick Nikolopoulos  
Alex Pellitteri  
Susan Pulaski  
Dean Rasinya  
Adam Rosatti  
Joanne Seminara  
Joseph Sokoloski  
Lawrence Stelter  
Henry Stewart  
Jana Taoube  
Barbara Vellucci  
Lori Willis

Board Members Excused: 9

Elizabeth Amato  
Ida D'Amelio  
Donna Mae DePola  
Ann Falutico  
Carmen Feliciano  
Michael Festa  
Justin Hyatt  
Hussam Rimawi  
Sandy Vallas

Board Members Absent: 2

Paul Cassone  
Ramsey Joudeh

# COMMUNITY BOARD TEN GUESTS

Date: June 18, 2018 - 7:00 PM

Subject: Board Meeting - Fort Hamilton Senior Center

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
NICHOLAS MRS SAB 146-48 St, Bklyn NY 11214	917-699- 8434		n/massab@gmail.com	Pres Block
Camille O'Brien	(845) 313-1709		obrien@nyassembly.org	Office of Assemblyman Feliz Ortiz
Michael Sheldon	718-748- 5200		msheldon@council.nyc.gov	CM Justin Brannan
Mary Stokings	917-533- 5769		marys2610@gmail.com	
LINDA ORLANDO	347 385 2010		L1ORLANDO@aol.com	
Brian Hedden	917 922.3201		brihedden@gmail.com	
Jeffrey Kraus	718 238 6041		Jkraus@ny senate.gov	Golden
Rafael Velezquez	917 780888			
Don Marios Restaurant				
Lorey Duffey	347-944-8666			President
Michael Buckley	646-715 3608		MikeBuckley@ResourceTraining.org	COO Resource Training Center

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Rafaela Negro	347-255-1218	347-662-6984	info@gourmetfit.net	Gourmet Fit
<del>Greg AHC</del>	<del>718-551-1660</del>		<del>GAHC@AHC.AOL.COM</del>	
GARY KOZAK	718-921-4023		KOZAKGARYE@AOL.COM	Homeowner
Joanna Emanuele Lombardi	347-675-0799			Business owner
MARYA L PASANCA	718-439-5693		M.PASANCA50@AOL.COM	Home owner
Adele Giambone	347-241-1157		delegirl8@aol.com	INDIVIDUAL
John O'Brien	347-277-9000		BKlynboy77@msn.com	individual
Arti Kagan	212-869-7719			NYC Comptroller
RENDA SHASIE	718-680-2750			Home Owner

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Robert Binhead	718-630-6277		Rob.Binhead@Natl.hassgov	Congressman D
Gail Dermody 8015 8th Ave	732.939.9141		noque@tertsvern@gmail.com	No Quarter
Nicole Chambers	770 7910127			Original Affiliate Representative
Alice Licato (646) 256-8431				residents (married couple)
Kenneth Butterbaugh 463 81st St. Bklyn, NY				IN SUPPORT OF SGA RENEWAL OF 802537
Diana Susan Frances				susan francesny Ave chd@me86.com
Teri Brennan 302 Marine Ave			eas695@nyu.edu	N/A
Elizabeth Syso	914629-9589			

**COMMUNITY BOARD TEN BOARD MEETING**  
**June 18, 2018 – FORT HAMILTON SENIOR CENTER**  
**MINUTES**

**CHAIR'S REPORT– See Attached**

Chair Cruz called the meeting to order at 7:05 PM and invited Carol Chin (daughter of Board Member Shirley Chin) in recognition upon receiving her Girl Scout Gold Award, to lead the Honor of the Pledge.

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

Chair Cruz asked for a motion from the floor to adopt the Minutes from the May 21, 2018 Board Meeting. Motion by BM McCone, seconded by BM Rasinya.

NARCAN Training and Informational Session was given by Mike Buckley, the Resource Counseling Center. He explained to all in attendance about the proper use of NARCAN which can be used to aid an individual who has overdosed.

Council Member Justin Brannan announced that the City Council completed the budget. He reported that he secured \$7 million dollars in capital projects for the district. In addition, he secured \$2.5 million for our public schools, about \$5 million for our parks and mentioned that a complete breakdown of this funding will be shared in the upcoming weeks. The City Council also allocated \$400 million to the MTA toward the City's subway action plan. In addition, the City Council passed the fair fares effort to give low-income New Yorkers a reduced price metro card. The reduced priced metro card will assist about 800,000 New Yorkers who are living at or below the poverty level in addition to some veterans who are currently enrolled in New York City Colleges. He shared the City Council is on the road to property tax reform. Council Member Brannan added that the Mayor has created a property tax reform commission whose goal is to figure out a way to make our property tax system simple, clear and fair. When he was knocking on doors as a candidate one of the top things he heard was people in Park Slope are paying less property tax than we are and they are trying to fix it. Council Member Brannan shared that he has a sign in his office that says there is no Democrat or a Republican way to clean the streets and he looks at that sign every morning and was happy to allocate almost \$4 million dollars toward extra sanitation services. It looks like we're going to get back our 7 day a week corner basket pick up. He concluded his remarks by stating the City also managed to sock away another \$225 million for when the city might face a downturn. He was happy to bring in almost \$7.5 million dollars for projects in our district and wished everyone a good summer.

**PUBLIC SESSION**

Gary Kozak voiced his opposition to the SLA liquor license for No Quarter on 5<sup>th</sup> Avenue. Mr. Kozak believes this establishment adversely impacts his residential street as fights, gunshots, and people coming from the bar and/or the bar area urinating, defecating, falling asleep on stoops, and ringing bells at 2 through 4 o'clock in the morning trying to force their way into different homes. The police have been called, 311 was called there was a meeting on Thursday, June 14, 2018 with the owner being present of the restaurant/bar. The bar owner stated that she was trying to improve this matter, but he feels the owner has lost control and that this does not happen at nearby establishments like Bean Post Pub and the Hideout. The owner states she is trying to improve it, but it's still not working.

Jay Filan Branch Manager for Brooklyn Public Library Fort Hamilton branch announced summer reading programs for our children on Saturday, June 30<sup>th</sup> New York City Department of Cultural Affairs Brooklyn Arts

Council. They are going to be presenting an afternoon of Arabic music and discussion and there will be a follow up with their NARCAN presentation sponsored by the Borough President's office in May. It was incredibly successful and informative they had about 60 people in their meeting room. On Wednesday July 11<sup>th</sup> at 6:00 PM FDNY will be hosting a pre-CPR certification program at the branch.

Paul Antioco announced that he is a tenant and resident of 7712-14 3<sup>rd</sup> Avenue, and also owner of 7712 and 7716. He stated the Harp Bar is loud they have a beer garden and that it's actually an extension of the building which the roof was removed about 12 years ago. He stated it's an amphitheater all the noise goes up and goes into the apartments all 4 dwellings at 7712 and 7716. He stated that he has photos to share with Community Board Ten. He mentioned that 2 TV's are there and they stay on all night. He has 2 single working moms as tenants with 3 children they all have to study he has lost tenants. He mentioned they have a 14 foot wall adjoining his yard which hasn't been repaired in 30 years. He essentially had spoken to the owners before they signed at least the top bar owners and he informed them of the problem in the back. He added that between 2 – 4 am patrons are out there playing guitar, singing opera, banging glasses. Chair Cruz stated that she doesn't think they anyone was aware of this problem and stated that it will be on our radar now.

Paul Antioco stated he has made over 50, 311 complaints and that the 68<sup>th</sup> precinct has been very accommodating to him. They recommended that he come before the Community Board to help rectify this issue.

Andrew Hoyles representing the DSNY announced the organic service update. He stated that essentially starting the week of July 2<sup>nd</sup> they were going to be offering once a week on the recycling day for organics to be picked up. They will notify all the residents in Community Board Ten with a public mailing. He stated the reason for this is to allow a more and efficient bulk collection as items couldn't fit into the back of a dual bin truck. He encouraged members to continue to participate in the organics program.

Ari Kagan from Comptroller Scott Stringer's office announced that Comptroller Stringer just released a new report about bullying. He stated every school has some issues and some students attacking or harassing other students. He mentioned that Comptroller Stringer specifically, did a survey of 2017 school year and found that 82 percent of student's grades 6-12 not just noticed this problem in New York City schools but were victims of bullying and say that it's a huge problem in their schools. The increase is notable as in 2012 - 65 percent of students identified as victims and that has risen to 82 percent. Mr. Kagan reviewed the recommendations of the survey called for additional guidance counselors as one guidance counselor for 3,375 students and one social worker per 612 students is not sufficient. Mr. Kagan also invited all to Comptroller Stringer's Post Eid al-Fitr on June 21<sup>st</sup>.

Teri Brennan announced on Tuesday for the congressional race there's a Republican primary and Democratic primary and that she hopes our districts have a good turnout. She mentioned that if you're a registered Democrat and you live in the district it is a really important time of year when candidates need signatures on a petition to secure a place on the ballot. She went on to say that if people ring your doorbell and/or stop you in the subway station she knows it's a drag but it is part of democracy. She went on to say that if you are a Democrat and live in the 64<sup>th</sup> district which is represented by Nicole Malliotakis, she has a petition on hand. She reiterated that are many names on the petition and that you're not voting when you sign a petition rather you are helping this person get on a ballot so when the election transpires people can vote for them.

BM Bortnick clarified that petitions are based on party affiliation and if you're a Democrat you can't sign for a Republican petition. He added that you can only sign one time. He stated if you're going to sign someone's petition find out what they stand for before you put your signature down, because if they're challenged the signature gets thrown out and the candidate will not get on the ballot.

Camille O'Brien from Assemblyman Felix Ortiz office announced that the Assemblyman worked this year on anti-bullying legislation. His bill provides an anonymous 1-800 number for kids to call if they are being bullied. Assemblyman Ortiz also has a bill in the state assembly for a social worker in every school, a guidance counselor in every school, and a psychologist in every school K-12. She also announced that next school year mental health will be taught in every school throughout New York State K-12. Ms. O'Brien concluded by stating that with 2 more days in session, Assemblyman Ortiz has been really trying to push legislation that would ban chemicals that are used in the production of children's toys.

BM Gounardes had asked that she would like the Assemblyman Ortiz to amend his proposal to include Pre-K, because our schools have Pre-K through 12<sup>th</sup> grade. She added that NYC has a large Pre-K program and it's very important that our children are serviced by social workers.

Camille O'Brien responded that she will share that suggestion and added that she worked in Albany for the last 5 months and is happy to hear suggestions and she will sit on the phone with anyone to listen to recommendations.

BM Masyr asked if children will learn about improper touching in the Mental Health curriculum. Chair Cruz pointed out she had her son's 35 year old comic books that had lessons about inappropriate touching on the back page.

BM Grimaldi stated "Mental Health" is a broad subject and asked for specifics as to what will be added to the curriculum?

Camille O'Brien stated the conversation this year has been the result of a lot of incidents that have happened in 2016. She agreed it is a broad topic and lessons to K-12 will be created by age level. They'll touch on different topics but she thinks it's going to take some time and experience in the development of the program. They are just implementing it this year so is a pilot.

Jessica Kallo from the Borough President's office welcomed all the new Board Members and stated she tries to be as much help as possible. She mentioned if anyone has any questions she is always here or can be contacted even if she is not here. She congratulated the Fort Hamilton library on their successful NARCAN event and she wished everyone a good summer.

Nicholas Chamberas representing Assembly Member Malliotakis stated that he agreed wholeheartedly with prior speaker that voting is incredibly important. He really thinks that in Southwest Brooklyn particularly more people should vote and discussed the importance of voter participation. He thinks we can all agree that property taxes in this area are way too high. Park Slope pays an effective tax rate of 0.32 percent and this council district pays 0.79 percent. He mentioned that Assemblywoman Malliotakis is pleased to announce a rally for property taxes being too high. The rally will take place at 10AM at the Miller Field picnic area between New Drop Lane and Father Capodanno Boulevard. He urged all to attend. He stated that more study groups punting and delaying this issue for a few more years while some neighborhoods pay .32 percent and we pay .79 percent is unfair. He recalled a rally a few years ago when a bipartisan event was held to return the B37 bus with Peter Killen, Assemblyman Abbate, Senator Golden, Council Member Gentile. He went on to say that we're all united that property taxes are too high. He hopes to see everyone there on Saturday and if anyone needs more information go to [Nicolemalliotakis.com](http://Nicolemalliotakis.com). Finally, he mentioned the Assemblywoman will once again be sponsoring Yoga in the Park with Senator Golden.

Chair Cruz said she will follow up on the importance of voter turnout and that it is very important for our community if it is done.

## PUBLIC HEARING

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

With regards to the DCA Application 2037225-DCA for a renewal for an unenclosed Sidewalk Café with 7 tables and 14 chairs at the Rocco's Brooklyn Baker Inc., d/b/a Pasticceria Rocco, located at 9402 4<sup>th</sup> Avenue;

**Motion: CB 10 to approve the Department of Consumer Affairs application #2037225-DCA, renewal of unenclosed sidewalk café with 7 tables and 14 chairs at the Rocco's Brooklyn Baker Inc., d/b/a Pasticceria Rocco, located at 9402 4<sup>th</sup> Avenue. All in favor. Motioned Carried.**

With regards to the Review of BSA Special Permit Application #2018-67-BZ, 7406 5<sup>th</sup> Avenue which seeks to legalize a 266 sq. ft. enlargement at the rear of the first floor of the building contrary to the floor area regulations under section 73-621.

**Motion: The committee passed a unanimous motion to approve the Special Permit pending review of the AC units compliance with the proper distance of the residential rear wall and to table this item until they get us more information on the AC units that can be presented to the Board in September for the BSA Special Permit Application #2018-67-BZ, 7406 5<sup>th</sup> Avenue. Motion by BM Rasinya, seconded by BM Gounardes. 37 in favor; 1 recusal - BM Stelter. Motion carried.**

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

BM Bortnick stated he was given to understand that the only place they're going to put any type of railing is at the stairways.

DM Beckmann replied that in fact was correct.

BM Bortnick stated unfortunately that is not going to do the job because there's a couple of hundred feet of concrete being poured and for a few pipes they're trying not to provide the protection you need going down. That 5 or 6 degrees is enough to make you tip over especially once you start going beyond the age of 60 and there are an awful lot of old people still living here in Bay Ridge. He stated he is looking for a few volunteers to submit their names and would be willing to pay for the legal cost to bring them into Court, because in all probability starting a lawsuit or a notice of a lawsuit may get them to change their mind. He mentioned if anybody would like to contact him that he can be reached toll free at 800-252-2278 and he would happy to talk with anyone who calls.

Chair Cruz responded that she along with Community Board Ten will further outreach to the Parks Department regarding the ramp issue. She pointed out that she finds it hard to believe that the comfort station is not connected to the sewer line nor could she speculate how much it would cost to install one at this location.

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

Given by Chair Cruz as Committee Chair Vallas was not present.

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

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

**Motion: The SLA renewal application for Tracy Blais, d/b/a Lone Star Bar and Grill, 8703 5<sup>th</sup> Avenue The Committee thus voted to deny the application to include rear yard use, and to send a letter to the**



**SLA advising of the licensee's violations of its license and stipulations, and the hazardous violations existing with regard to the use of the rear yard by the applicant, and requesting enforcement. Motion by BM Sokolowski, second by BM Rosatti. 37 in favor; 1 recusal - BM Stelter. Motion carried.**

BM Infantolino-Hajjar questioned what the Police Department can do about this particular bar letting in underage people without or with fake ID.

Committee Chair Willis responded that if they do hear of something like this they can seek enforcement from the SLA and they can also seek enforcement from the Police Department. Basically, if they go out and go into the establishment and see that underage people are being served they can issue a violation. If they don't see them serving underage people and can't prove that they did it they can't rely on chatter around the neighborhood because they are enforcement. She stated what they do is they go periodically and check out if the claims of what's going on is true so they can ask for enforcement on that score. She will share that we have asked for enforcement from the SLA on this because there's no right to use the rear yard not to rehash all the old news but there were tons of neighbors just really suffering from the noise, the disturbance and quality of life issues that came from this establishment.

BM Kieran asked that Community Board follows up with the SLA regarding this matter because the applicant is in violation of his stipulation agreement and continues to do so by promising things and not following through with it.

Committee Chair Willis responded that DM Beckmann does follow up.

BM Kieran asked that a reminder letter be sent from the Community Board Ten Office to the SLA to see if enforcement was sent or needs to be sent.

**Motion: CB 10 to deny the new On-Premise SLA application for Don Mario Rotisserie Chicken, Inc., 7302 3<sup>rd</sup> Avenue, unless the following stipulations are met:**

- 1. The applicant shall obtain and furnish to the District Office a Letter of No Objection from the DOB for the use of the premises as a restaurant;**
- 2. The method of operation of the premises shall be a restaurant;**
- 3. The permitted hours of operation shall be, and shall not exceed, 10:00AM – 10:00PM, 7 days a week;**
- 4. There shall not be no outdoor space attendant to or included in the use of the premises;**
- 5. There should only be background dinner music permitted at the premises, played at a level compatible and consistent with dining and conversation;**
- 6. The doors to the premises shall remain shut;**
- 7. 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**
- 8. The applicant shall appear before the Committee and/or the Board for a 3 month review in order to address any issues or concerns that may have arisen.**

**Motion by BM Rasinya, second by BM Kieran. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Wine/Beer/Cider License application for Lombardo's of Bay Ridge, Corp., 279 71<sup>st</sup> Street. Motion by Committee Chair Willis, second by BM Harrison. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Wine/Beer/Cider License application for Standard Burgers Group LLC., 8812 3<sup>rd</sup> Avenue. Motion by Committee Chair Willis, second by BM Habib Joudeh. All in favor. Motion carried.**

**Motion: CB 10 to deny the new SLA Alteration application Wine/Beer/Cider License to include rear yard use for Gourmet Fit, LLC, 6819 3<sup>rd</sup> Avenue, unless the following stipulations are met:**

1. The rear yard will close by 8PM;
2. There will be no speakers installed in the rear yard;
3. There will be no music in the rear yard;
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 or concerns that may have arisen.

**Motion by Chair Committee Willis, second by BM Habib Joudeh. All in favor. Motion carried.**

**Motion: CB 10 to deny the new SLA On-Premise renewal application for 8025 Tavern, Inc., d/b/a No Quarter, 8025 5<sup>th</sup> Avenue, unless the following stipulations are met:**

1. The premises shall close at 2:30AM;
2. The D.J. shall stop at 2:00AM;
3. The D.J. shall monitor its decibel level regularly to ensure that legal limits are not exceeded;
4. The licensee shall furnish the District Office and residents with a telephone number to contact the owner during operating hours of the premises to voice issues as they arise; and
5. The licensee shall return for a 3 month review in order to address any issues or concerns that may have arisen.

**Motion by BM Habib Joudeh, second by BM Kokolis. 26 in favor. 11 against. 1 abstain. Motion carried.**

**Roll Call conducted please see attached.**

BM Habib Joudeh asked if the complaints were only regarding noise. Committee Chair Willis pointed out the residents who attended the meeting were not really complaining of music being too loud and going beyond the premise, only when the door opens and closes they experience noise coming from the premises. It was more of the patrons and not being able to keep the premise secure and orderly.

BM Rasinya asked Committee Chair Willis if the stipulations she stated were they changed from the prior stipulations. Committee Chair Willis replied that there were in fact prior stipulations entered in 2014 and those stipulations with great extent the complaints were coming from the neighbors and were complied with. The complaints are now that it is an extremely disorderly premise. There have been gunshots and the 68<sup>th</sup> Precinct has confirmed that.

BM McCone asked if it is still 21 and older to serve liquor to persons. Committee Chair Willis asked the owner Gail Dermody if it is still 21 and older and she replied yes.

BM Grimaldi asked that if it can be an obligation that people are screened for guns before entering the premise by the security. Committee Chair Willis answered that the owner Gail Dermody stated she does have her security screen for guns.

BM Rasinya had asked what has changed in the last six months if everything was fine for the last year and a half to make it so bad now. BM Rasinya knows what happened but is asking what the cause was to have these types of results. Committee Chair Willis replied that it seemed that the groups started frequently going to the bar were particularly rowdy. A certain individual caused certain problems and it was explained that he was the impetus for the first gun shot incident.

BM Nikolopoulos asked if there was a particular time for the gun shots. Committee Chair Willis replied that there were specific times that the 68<sup>th</sup> Precinct had confirmed and they were February 26, 2018 four shots fired, May 21, 2018 seven shots fired, and June 7, 2018 four shots fired. BM Nikolopoulos pointed out that it is relatively recent and wanted to know if the owner Gail Dermody had reached out for help. Committee Chair Willis stated that she did reach out to the 68<sup>th</sup> Precinct and she was in communication with them and explained that this had occurred. BM Nikolopoulos stated that a business should not have private security from the 68<sup>th</sup> Precinct. He asked what the community can do to help the owner get rid of this rowdy group. Committee Chair Willis stated that the police officers are sitting outside in their car for a month on Thursday, Friday, and Saturday with the lights on to deter if there is bad going on. Technically, speaking it is not private security if they are outside and not inside the premise. She did ask the community affairs officer who was at

the meeting why would they have police officers do this and they just replied that they deemed it necessary. She does know we are have limited resources but if they deemed it necessary to put a police car outside an establishment that has issues there is no question that there are going to do so.

Chair Cruz asked if there was a change in security and if so when did that happen. Committee Chair Willis replied that there was change in security and asked the owner Gail Dermody to inform everyone with the details. Owner Gail Dermody stated that the change in security started about 5 to 6 months ago she wasn't absolutely sure and would have to look that information up in her papers. Chair Cruz pointed out that the change in security did not diminish the problem. Owner Gail Dermody replied that it actually did. Chair Cruz said then that is quite frightening. Owner Gail Dermody stated that she hopes Chair Cruz would feel different after she speaks. Gail stated that she changed security, because she was not happy with the security she had and she had gotten rid of a lot of people that she did not want there. Gail mentioned it was a takeover she had people go into her bar not from the community and it was not only her bar, but there was in fact other bars as well. Gail pointed out that she has relationships with other bar owners, and bartenders, in the community and that they all complain about the same thing. Gail mentioned that it was unfortunate the first night shots were fired outside of her bar and it was a guy who has been thrown out of every bar in this community, and he has a horrible rap sheet and he was locked up for this issue. Gail pointed out that the guy went to her bar and he was very unhappy he wasn't being served. He tried to beat up her female bartender, he destroyed the inside of her bar then he left. He then got in a car, drove by and gunshots were fired. Gail stated that since this has happened other people have been going to her bar causing problems, many of which he knew and she reiterates that she has gotten rid of a lot of bad people. Gail stated furthermore, the other gunshots she believes happened around 81<sup>st</sup> Street she has on her videotape recorder in her bar people hiding and they jump in fear, but that doesn't mean it happened in her bar. Gail stated that the third time gunshots were reported she also has on her videotape recorder and were given to the police for review which was requested by the Police Department and mentioned that you don't see anything going on with her bar. Gail affirmed that she is trying to address these issues and is doing what she can to get rid of the bad people that are trying to take over her bar from other communities. Gail admits that things have been out of control and is trying to get everything under control, but she cannot allow people to say that there are people defecating, urinating, on their property and saying people are trying to break into their home and this is all from her bar when it is not true. Gail pointed out that in all 8 years she complied with all of the stipulations. Gail stated that she had requested the 68<sup>th</sup> Precinct to be placed outside her bar and she is afraid of what is going on and the problem is bigger than her and she needs help. Gail pleads to everyone that she hopes everyone understands that everything that happened she is trying to fix and she is succeeding with doing that this is not what she wanted for her business.

BM Kieran asked if there is a record of arrest or 311 complaints. Committee Chair Willis responded that there are records of 311 complaints, but the records of 911 we don't have that information available to us. District Manager Beckmann stated that Community Board Ten requested 2 years of 911 data and was supplied with only 28 days.

BM Rasinya suggested that if they know who the people doing this they should not let them into the bar. Committee Chair Willis stated that there are a lot of things going on with this bar and there were about 20 residents who attended the committee meeting. She stated there are the gunshot incidents and she specifically, cannot say that it is coming from the premise of the bar because she is not the Police Department. She stated there is also the quality of life issue that patrons were complaining of the noise, defecating, urinating, and many fights. Owner Gail Dermody pointed out you don't know they are problem until they become a problem.

BM Harrison asked if this bar was located in another area and had any problems before. Committee Chair Willis replied no it has always been this establishment located at this address.

BM Grimaldi asked that they request the security to watch not only the inside of the premise but the outside of the premise as well. Committee Chair Willis replied that it is already part of the stipulation agreement. BM Harrison asked what the original stipulation agreement was. Committee Chair Willis read the stipulation agreement for 2014 as follows:

- 1. Smoking is permitted in the rear yard unless the venue is notified of complaints, after which smoking will be prohibited until the application is reviewed again by the Community Board.**
- 2. They shall only admit persons 21 years of age and older in their establishment.**
- 3. They shall employ licensed security from Thursday through Sunday with a camera surveillance system.**
- 4. They will not utilize the service of a "promoter" (i.e. a person or entity who maintains an independent guest list and/or shares in the Licensee's revenue on a percentage basis). They will also not permit a "promoter" to rent out or use the establishment.**

5. They will not permit live music and any amplified sound or music in the backyard.
6. They will close the rear yard area at 11:00 PM Sunday through Thursday and midnight on Friday and Saturday.
7. They will not permit dancing.
8. They will have an owner present on premises or a representative available between 10:00 PM to closing or accessible by phone.
9. A security guard be placed outside of the establishment from 10:00 PM to closing and make sure that no patron hangs out in front of the establishment and that fights, loud noises, soliciting in the street, and harassing people in the street do not occur.
10. The music in the establishment shall be lowered as to not disturb neighbors.
11. The doors and windows shall remain closed as to limit the amount of noise emanating from the establishment during times that music is playing.
12. Return to the Community Board for a three month review.
13. Following the three month review, the operator will return to the Community Board if requested.
14. The operator will notify the Community Board 30 days in advance of changing their Method of Operation.

BM Harrison stated that we don't put stipulations unless there were prior problems. He pointed out that they had prior problems and they are here trying to renew their license with more problems.

BM Rasinya asked if the owner Gail Dermody has agreed to the current stipulations. Committee Chair Willis replied that the owner did agree to the current stipulations. The stipulations that were given in 2014 were agreed upon by the owner with no additional stipulations in 2016 when she had renewed her license.

Resident Teri Brennan asked if there were any complaints from 2014 when the owner agreed upon the stipulations until February 2018 when shots were fired. Committee Chair Willis replied that since then there were some complaints of bikers parking their bikes on the sidewalk and there would loud noise, but they spoke to the owner and she did address these issues and rectified the matter. This is what was addressed in 2016 for her renewal.

Committee Chair Willis reiterates that aside from the gunshots that she cannot be certain that it actually came from the inside of the premise or even anyone being connected to the premise and it's certainly a scary thing. She is only speaking as a member of the board. When 20 people show up at the District Office for a meeting complaining of an establishment in Bay Ridge and still there are disorderly patrons and fights which residents express that it's coming from the premise and on the street which Gail did admit. This is what the committee recommended as stipulations for the owner to act in accordance with.

BM Grimaldi mentioned that the only time the owner Gail Dermody fixes a problem is when it's brought to her attention and she didn't need anyone to bring these issues to her attention. Such as, the bikes being parked on the sidewalk she should have had noticed She doesn't understand why people have to watch for these issues when Gail should rectify it before we inform her of the issue. She states the only time Gail rectifies something is when it's only brought to her attention after the situation had occurred. She believes it's not good management skills and she would like to deny this application.

BM Infantolino-Hajjar asked if the owner of the bar was also the owner of the building. Committee Chair Willis responded that they are not the same owners.

BM Kieran pointed out that the reason for the stipulations being so abundant is that residents have so many complaints of the defecating, disorderly patrons and other situations.

BM Rasinya asked if there is any precedent where the SLA would revoke the license for example, after a year once it had been issued. Committee Chair Willis responded there must be cause in order for the SLA to revoke the license. Violations must be issued. Examples of violations include serving underage people, disorderly premise or violations to the stipulation agreement. The SLA ultimately reviews violations and it's within their discretion to revoke the license.

BM Rasinya asked that the stipulation agreement be amended that if the owner doesn't comply with the stipulations within the 3 months that the SLA revoke the owner's license.

BM Masyr asked if they made a change in the closing hour maybe then it might make a difference. Committee Chair Willis replied that Gail didn't really have a limit with closing time and often went to 4:00 AM and Gail was willing to close at 2:30 AM and stop the D.J. at 2:00 AM so people would start dispersing and then close the premise at 2:30 AM.

BM Habib Joudeh pointed out in 2016 there were less stipulations and minor problems.

Committee Chair Willis stated that the owner did provide her cell phone number if needed to be contacted with everyone at the meeting as well as the Community Board Ten office. She would like to make a friendly amendment to send a letter to the SLA letting them know the reasons for these stipulations and that they are trying to rectify these issues and meet again in 3 months. She thanked everyone from the community that attended the meeting for their patience in sitting through some very long applications. She knows she lets everyone speak a lot and it's because she wants everyone to be voice their opinion. She wished everyone a great summer.

## TRAFFIC AND TRANSPORTATION COMMITTEE

Traffic and Transportation Committee Chair Capetanakis and BM Kieran rendered their Committee report. See attached.

**Motion: CB 10 to approve the Street naming application at Fort Hamilton Parkway at 101<sup>st</sup> Street, Lawrence "Larry" Morrish Way. The committee voted unanimously to approve this application. 37 in favor. 1 Abstain by BM Devigne. Motion carried.**

**Motion: CB 10 to send a letter:**

- 1. To place the MTA, the City of New York and any appropriate agency on notice that the proposed location of the subway elevator and the planned construction is a mistake and that a refusal to listen to community concerns will place subway riders and the person in need of the elevator at grave risk of harm.**
- 2. To schedule a press conference as soon as possible to inform the community, the public and the city about the real danger which will be created by the placement of the elevator on a build out thrust into traffic on the busiest corner of this busy intersection.**
- 3. To make a formal demand for the redesign of the placement of the elevator before ground is broken on the project. We want to reiterate the community's desire for the elevator while making it crystal clear that the selected location will put pedestrians, drivers, MTA bus drivers and people who need the elevator to use the subway at a risk of serious injury or death.**

**All in favor. Motion carried.**

Chair Cruz mentioned that the committee has been looking into this for a while and spoke to the MTA letting them know that there is a need for an elevator, but they are creating dangerous situations at this busy intersection. By informing the MTA that this could have been designed differently and/or rerouted buses to make it safer. Furthermore, the reason for the motion is to inform the MTA that this is a hazardous situation and they should be on notice of the concerns that are arising.

BM Kieran mentioned that by informing the MTA they might be able to inform the Community Board on how to take action and/or go about this if it is the wrong place for the elevator. This will help us take action now even though we are taking our summer break.

BM Bortnick mentioned that when we had our representative in Washington he held a meeting in front of 86<sup>th</sup> Street about getting several million dollars of federal money for repairs and/or work that had to be done at the 86<sup>th</sup> Street station. He is questioning if whether or not we received that money and he is not sure if it was due in 2012 or within 12 years. BM Kieran replied they did a refurbishment but he is not sure if that was sure if that

was it. BM Kieran stated that they are ready to break ground and spend 20 plus million and let them know in a formal way this is the wrong idea.

Committee Chair Capetanakis thanked BM Kieran for attending the meeting when she couldn't due to a spring concert at school that she had to attend. She hopes that next year people can attend next year for the concert.

**Motion: Review of presentation from DOT Representatives on safety improvements at 3<sup>rd</sup> Avenue/Marine Avenue/99<sup>th</sup> Street. Committee members agreed that this was a good beginning to making safety improvements in this high need, senior safety area.**

- 1. Install 4 painted neck downs to shorten crossing distances, increase visibility and slowing turns. These neck downs are the widely painted out curb extensions – it is not actual concrete – it is paint with plastic, flexible delineators. These would shorten the crosswalks to be 45 feet and 60 feet (from the previous 75 and 90 feet).**
- 2. Install a harden center line to slow left hand turns onto Marine Avenue – this harden center line consists of the row of plastic bollards.**
- 3. Realign the crosswalk at 99<sup>th</sup> Street making it actually extend to the sidewalk.**
- 4. To consider adding the new traffic light and a turning signal.**

**35 in favor. 2 opposed Chair Cruz and Vice Chair Willis. 1 Recusal Richard Day. Motion carried.**

Chair Cruz stated when traveling north it's hard to tell when to stop and DOT was considering relocating the light. She would like to the DOT not to precede with their bump outs until they determine if they will be moving that light or not.

BM Willis asked with regards to painting the bump out if they had any data as to if the traffic light had any effect with remedying before. Committee Chair Capetanakis responded she believes she had some statistics. BM Willis responded she didn't need it she just wanted to know.

Chair Cruz mentioned that she lives by that area and most of the accidents were at Marine Avenue and 3<sup>rd</sup> Avenue. There were 10 there and she believes 3 at 99<sup>th</sup> Street. She asked DOT and they responded she believes was a 29 percent decrease in the number of accidents but they didn't say as to where. She states that this was not significant information.

Committee Chair Capetanakis states that it was a good beginning for all of those improvements. She mentioned that it's just this complication that if they're also taking care of the light that wasn't addressed with this particular presentation.

BM Gounardes had mentioned that when making a turn from 3<sup>rd</sup> Avenue onto Marine Avenue and suggestion to the DOT is to consider making a turning lane as well as a turning light so pedestrians that are crossing have enough time without fearing vehicles driving by turning to quickly.

Committee Chair Capetanakis stated that this was not part of the proposal but can be amended for the motion to include the consideration of adding a turning light at that corner.

**Motion: Presentation by DOT Representatives on the proposed Southern Brooklyn Bicycle route within Community District 10 that would connect our district with nearby Community Boards 11 and 13. The motion is to send the letter outlining our opposition to the current plan, our desire to continue the conversation for safer bike lanes to establish the east/west connection and a proposal for an ad-hoc committee of local advocates and DOT so that those who travel by bike can help inform the safest route. Motion by BM Rasinya, second by BM Sokoloski. 37 in favor. 1 recusal Richard Day. Motion carried.**

BM Stelter asked if it can be incorporated to include the 84<sup>th</sup> overpass as part of the bike lanes. Committee Chair Capetanakis replied she had mentioned 82<sup>nd</sup> – 85<sup>th</sup> Streets. BM Stelter just wants to point out that specific street.

BM Infantolino-Hajjar asked where they actually are proposing the bike lane for 82<sup>nd</sup> Street. Committee Chair Capetanakis replied they are now proposing it on 92<sup>nd</sup> Street and if you can visualize it that seems to be unsafe.

Chair Cruz stated that 92<sup>nd</sup> Street was dangerous and there is a need for an east/west connector. She stated they had agreed to sit down and map out an alternate route with no suggestion at this time to ask for another route. She mentioned that there are a lot of possibilities and should take a long look at this.

Committee Chair Capetanakis mentioned that the original proposal was not at 92<sup>nd</sup> Street it was in the 80's. DM Beckmann responded that she believes it was 84<sup>th</sup> and 85<sup>th</sup> Streets that actually started on 3<sup>rd</sup> Avenue, then went up to 84<sup>th</sup> Street, then Shore Road to 3<sup>rd</sup> Avenue, up 84<sup>th</sup> Street and down 85<sup>th</sup> Street.

BM Infantolino-Hajjar stated she can see 92<sup>nd</sup> Street not that she approves of that at all because there isn't any parking there and can't really visualize a bike lane at this location.

Chair Cruz states that a discussion will come before you. Committee Chair Capetanakis wants to invite the people who ride and know the streets to be included in that conversation. Committee Chair Capetanakis states when you know and travel these streets it doesn't make sense.

BM Bortnick suggested angle parking along Shore Road. Chair Cruz replied that DOT rejected it and stated they said they had surveyed the area and determined that angled parking is not feasible. This is based on the fact the roadway doesn't have sufficient width to safely accommodate angled parking in addition, of the numerous curves in the road. There is limited sight distance and would adversely affect the safety of pedestrians entering and leaving such parking spaces.

Chair Cruz pointed out that this is one of the marathon meetings that don't happen to often and it was recommended that we table the informational report on Senior Issues, Housing, Health and Welfare and the report to amend the Special Bay Ridge District report until September.

**Motion: To table the informational report on Senior Issues, Housing, Health and Welfare and the report to amend the Special Bay Ridge District report until September.**

**Motion by BM Harrison, Second by BM McCone. All in favor. Motion carried.**

## ZONING AND LAND USE

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

**Motion: The Committee made a motion to approve the application to create a special permit for Hotel/Motel applications in an M1 District and broaden the scope of the special permit so it's limited to M1 areas, but is truly citywide and cover all Manufacturing and Commercial Districts where they presently can be built as-of-right.**

**35 in favor. 1 opposed BM Rosatti. 2 recusals BM Stelter and BM Devigne. Motion carried.**

### **Old Business**

None

### **New Business**

None

Motion to adjourn by BM Harrison. With no further business, meeting was adjourned at 9:45 PM.

## Community Board 10 Chair's Report, June 18, 2018

**Good evening everyone.**

It is nice to see everyone and to welcome our new board members -

Jill Infantolino-Hajjar

Michael Devigne

Justin Hyatt

Anthony Marino

Alex Pellitteri

Adam Rosselli

Jana Taoube *Tohy*

I hope you can join us tomorrow for a meet and greet at the District Office, an opportunity for new and old board members and the office staff to get together in a non-working environment.

As you will see during tonight's meeting, signing up to be a member of CB 10 is signing up to roll up your sleeves and get to work. Please let me and DM Beckmann know what committees you are interested in.

Also for current board members please review your committee assignments and let us know if you would like to be reassigned. And to current board members, I remind you that the nuts and bolts work of the board takes place in committee and your attendance is needed.

Also over the summer, I will be appointing some new chairs. CB 10 is a unique board in that it has term limits for officers. That requires developing new leadership within the board and a committee chairmanship is the best way to develop that leadership. During that time I will also be putting together two sub-committees on parking problems and street safety. During that time I ask all of you to observe the problems and be prepared to give feed back to us in the fall.

I attended the District Cabinet meeting of Community Board 10 last week. It is always interesting to meet with the varied agencies of the City of New York and to see them interact on a local level. I learned a new term. We all watch TV and know the term "perp walk". Well, DM Beckmann and the Department of Health are going to do a "Rat Walk". There are several locations in CB 10 that have serious rat infestation. They will visit some of the worst sites. When reporting rodent problems it is important to give an exact address so the Department of Health can effectively assess the problem. It is also helpful to them if the person reporting the problem gives their contact information



because if the DOH cannot gain access to the problem location to view the back yard, a view from a neighboring location can be very beneficial.

The Department of Homeless Services and Breaking Ground were also there and they are constantly working on homeless issues in our community.

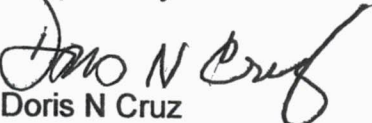
We learned that our Parks Department Manager, Josephine Pittari, will be retiring very, very shortly. She will be missed. We wish you well.

Last week the CB 10 Newsletter went out. Good Job to all. And we learned that Councilmember Brannon has worked with the Department of Sanitation on the bulk collection problem. Very shortly bulk collection will be on the "non-recycling" day. Unfortunately there will be a reduction of organic recycling. CB 10 has a very high diversion rate. Diversion is the amount of garbage not going to a landfill. I am very concerned that there will be a reduction in organic recycling diversion. By reducing pickups, the Department of Sanitation sends a message that it is not a priority.

I would like to give a special mention to DM Beckmann. She is one of the few Brooklyn DM's who has used the fellow program and uses college interns and high school students in the summer. The paper work for getting fellows and interns is time consuming and setting up the areas of study and the oversight is also time consuming. But in the past month we have seen the benefits of these programs and thank you Josephine for making the extra effort in an already busy schedule.

I could go on, but I think we all want to be home before Tuesday.

Respectfully submitted

  
Doris N Cruz

Chair, CB0

## DISTRICT MANAGER REPORT

JUNE 18, 2018

Dear Board Members,

### **86<sup>th</sup> Street NYS DOT Overpass**

This month, I requested an update on Express Bus reroute during ramp closure. The Manhattan-bound X28/38 will detour north on 7th Ave from 86th St and enter the Gowanus Expressway at 65th St, resuming regular route thereafter.

The Brooklyn-bound X28/38 will exit the Gowanus Expressway at Erik Pl, continue south on 7th Av to Fort Hamilton Pkwy, continue south on Fort Hamilton Pkwy, head east on 86th St and resume regular route thereafter. We are awaiting word on reroutes to the B1 bus.

Once the MTA receives final confirmation from State DOT of the full ramp closures, they will put out notices for bus customers.

Construction on the 86th Street Overpass began today. There will be extensive delays and bus detours during the months of July and August. A tentative construction schedule can be found on our website and was emailed in the CB10 newsletter. The construction will involve closing both the 86th Street entrance and exit ramps for three weeks. In addition during Stage 2 and Stage 3 work will done 24 hours per day and 7 days per week.

### **86 Street Elevator Project**

A meeting was held on Friday, June 15, 2018 at the District Office of Community Board Ten regarding the upcoming construction of the 86<sup>th</sup> Street Elevator.

During construction, the current S53 and S79 Bus Stops will be moved to 4<sup>th</sup> Avenue between 87<sup>th</sup> And 89<sup>th</sup> Streets (both East and West sides). The staging and work area will include 4<sup>th</sup> Avenue from 86<sup>th</sup> Street to 87<sup>th</sup> Street as well as 60 feet on 87<sup>th</sup> Street between 4<sup>th</sup> and 3<sup>rd</sup> Avenues.

I requested that NYC DOT request traffic control agents at 86<sup>th</sup> Street and 4<sup>th</sup> Avenue and I am happy to report that DOT has mandated 2 traffic control agents will be assigned during this project. In addition, there was great concern for the need for pedestrian safety near P.S. 264 and a request for 2 additional school crossing guards to be posted (1 at 4<sup>th</sup> Avenue at 88<sup>th</sup> Street as well as 1 on the East side of 89<sup>th</sup> Street at 4<sup>th</sup> Avenue during construction for both the Early Childhood Center and P.S. 264.

### **SCHOOL CROSSING GUARDS**

While we are on the subject of School Crossing guards, it is my understanding that the 68 Precinct allocation of School Crossing Guards has been reduced to 34 School Crossing Guards from 36 in FY 2018. As we begin to prepare for FY 2019 budget, I have asked the Commanding Officer of the 68 Precinct to review CB10 request for 2 additional crossing guards during the relocation of buses as well as review several other locations submitted to the District Office of Community Board Ten for school crossing guard assignment.

### **VINLAND PLAYGROUND BATHROOM**

The District Office received several complaints regarding the bathrooms at Vinland Playground. We learned from NYC Parks that they cannot be opened as the septic tank is full. The comfort station has been closed since

last year as the septic tank truck could not access the facility due to the 95th Street ramp closure/ construction project.

The ramp is currently reconstructed enough and the contractor has agreed for us to access the site with the septic truck. At this point we are waiting for the new contract. I have not been told a time frame yet on the contract.

### **97 STREET RAMP PROJECT UPDATE**

If you have been by the project you can see that construction is taking place. At our May 2018 Board Meeting – CB10 Member Allan Bortnick asked if there would be handrails along the ramp.

The ramp will be ADA accessible; however it will not have hand rails. The ramp was designed with a gentle slope under 5% so handrails would not be required. There will be handrails on all steps leading to and from the ramp.

### **NYC DOT NEWS**

The NYC Department of Transportation recently completed its study regarding the need for additional traffic controls at the intersection of 12<sup>th</sup> Avenue at 82<sup>nd</sup> Street. A traffic signal has been approved at the location and installation will take place prior to October 31, 2018.

### **LIVE STREAMING & NEWSLETTER**

This will be the last month for our live streamed broadcast of CB10 meetings unless our grant is renewed or another funding source is made available to us. I would like to thank WNET.. 1369 views of our meetings since January... not bad. We are also broadcasting links on our newsletter which we hope to grow to 2,500 emails by the end of 2018. Here are our newsletter name submissions which I will be sending out for final vote..


The Ten Spot  
Community 10 Bulletin  
Narrows News  
Ten Sense  
Community Ten Info for U  
Top Ten  
Ten Post  
Ridge on the Bay News  
Brooklyn 10 News

Finally, on behalf of the District Office staff and myself, welcome to our new Board Members and we look forward to seeing you all at our Meet and Greet tomorrow evening.

Our next General Meeting of Community Board Ten will take place on Monday, September 17, 2018 at Shore Hill, 9000 Shore Road.

Happy and safe summer.

Respectfully submitted,

  
Josephine Beckmann  
District Manager

**Introduction**

The ZALUC Committee Meeting met at 7:00 on June 5, 2018 at the CB 10 District Office. We meet in quorum.

**Topic #1: Renewal application for unenclosed sidewalk café with 7 tables and 14 chairs at Rocco's Brooklyn Baker Inc. d/b/a Pasticceria Rocco, 9402 4<sup>th</sup> Avenue , DCA Application #2037225-DCA**

The applicants were present, and the location has no adverse history, no community complaints, and no 311 calls. The chairs and tables are located on the 94<sup>th</sup> Street side. The committee voted unanimously to approve the renewal as written.

**Topic #2: Review of BSA Special Permit application #2018-67-BZ, 7406 5<sup>th</sup> Avenue**

The application seeks to legalize a 266 sq. ft. enlargement at the rear of the first floor of the building contrary to the floor area regulations under section 73-621. The building has commercial on the 1<sup>st</sup> floor and residential area above. The present commercial tenant is the New Tang Dynasty Wellness Center.

The legal FAR of the location is 2.0, however the enlargement that pre-dates the present owner is 2.11. The owner bought the location in 1984 and only just recently learned that the premise was not in compliance. The special permit does nothing but all the existing non-compliance to become legal, it does not give owner ability to increase the present size.

The neighbors have no concerns or comments with the application and the adjacent neighbors have similar rear extensions.

The Committee asked the applicant if there was anything else that wasn't compliant and specifically questioned the AC units on top of the roof, and whether they were sufficiently distant from the residential rear wall. The applicant said they would check and get back to us. However as of today the applicant said they were still trying to confirm the information regarding the AC units.

The Committee passed a unanimous motion to approve the special permit pending review of the AC units compliance with the proper distance of the residential rear wall.

**Topic #3: Review of DCP Presentation on M1 Hotel/Motel Special Permit**

The amendment would create the need to obtain a special permit in order to build a hotel in a Manufacturing M1 District. The Special Permit would trigger a full ULURP process which would include Community Board review. 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.

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 Committee made a motion to approve the application to create a special permit for Hotel/Motel applications in an M1 District and to broaden the scope of the special permit so it's not limited to M1 areas, but is truly citywide and cover all Manufacturing and Commercial Districts where they presently can be built as-of-right. The Committee believes this increased measure is important because the addition of a Hotel/Motel anywhere in the city can trigger negative impacts to the area, especially when some of these Hotels/Motels are built in districts with close proximity to residential areas and other community resources. The Committee believes all Hotels/Motels should be examined on a case by case basis.

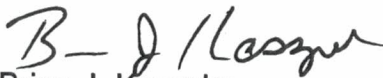
**Topic #4: Continued discussion regarding filing an application to amend the Special Bay Ridge District to require a special permit for hotels/motels with the whole Special District**

The District office has begun communication with the Department of City Planning on the process necessary to amend the Special Bay Ridge District. The District office and the Committee will continue to look into the process and may meet over the summer for working groups to begin researching and putting together necessary materials needed to support this application.

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The Meeting was adjourned at 8:00PM

Respectfully Submitted:



Brian J. Kaszuba

Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josephine Beckman, DM

Brian Kaszuba, ZALUC Chair

Ann Falutico

Brian Kieran

Stephanie Mahaney

Susan Pulaski

Michael Devigne

**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	\$13,794.18	\$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	\$8,406.42	\$5,607.03	\$5,598.78	\$5,607.53	\$5,607.53	\$5,615.78	\$5,615.78	
COMMUNITY ASSOCIATE			\$248.55	\$1,574.15							\$828.50	\$433.13	
COLLEGE AIDE													
<b>Total Personal Services</b>	<b>\$14,803.65</b>	<b>\$14,794.90</b>	<b>\$15,043.45</b>	<b>\$16,385.55</b>	<b>\$14,803.65</b>	<b>\$22,200.60</b>	<b>\$14,803.15</b>	<b>\$14,794.90</b>	<b>\$14,803.65</b>	<b>\$14,803.15</b>	<b>\$16,073.53</b>	<b>\$0.00</b>	<b>\$173,310.18</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	2/29/2018	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	211.07	798.65	
100	Supplies & Materials				253.30		3.96	21.11	164.97					
101	Printing Supplies										2,000.00			
117	Postage													
170	Cleaning Supplies				197.29									
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment						75.00			75.00				
319	Security Equipment	75.00		75.00										
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip	44.00	342.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	195.00	195.00		
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	37.78		
613	Office Equip. Maint.													
615	Data Process Equipment													
622	Printing Supplies	1,185.00	1,200.00	300.00	690.00	307.50	525.00	757.50	1,290.00	1,080.00	1,080.00	225.00		
624	Temporary Services-contractual	170.00	170.00	170.00	255.00	85.00		425.00	170.00	170.00	170.00	170.00		
628	Cleaning Services													
698	Iron Security Gate Maintenance													
684	Constant Contact Account													
110	Food & Forage Supplies									39.90				
<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>\$831.72</b>	<b>\$1,039.34</b>	<b>\$1,537.72</b>	<b>\$768.96</b>	<b>\$2,010.89</b>	<b>\$4,000.10</b>	<b>\$1,637.50</b>	<b>\$0.00</b>	<b>\$19,078.87</b>
<b>TOTAL PS AND OTFS EXPENSES</b>		<b>16,525.91</b>	<b>16,745.22</b>	<b>16,694.77</b>	<b>18,214.29</b>	<b>15,635.37</b>	<b>23,239.94</b>	<b>16,440.87</b>	<b>15,563.86</b>	<b>16,814.54</b>	<b>18,803.25</b>	<b>17,711.03</b>	<b>0.00</b>	<b>192,389.05</b>

**TOTAL UNCOMBURED BUDGET BALANCE** **\$41,521.95**

Respectfully submitted,  
  
Sandy Vallar, Treasurer

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

Date/Time: June 14, 2018, 7:00 p.m.

Called to Order: 7:13 p.m.

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

Quorum: No (attendance sheet attached)

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**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: N/A**

This matter originally appeared on the Committee's April agenda, and the matter had been twice adjourned due to the unavailability of the applicant's attorney. Copies of the Committee's April and May reports are attached. Upon its license renewal in March, the applicant had stipulated to cease use of the rear yard until such time as the Department of Buildings violations with regard to same were cleared. The Board then learned via a FOIL request to the SLA, that the rear yard had never been licensed for the service of alcohol under the applicant's license. In any event, the applicant continued to use the rear yard of the premises and the adjoining rear yards, notwithstanding its stipulations and the lack of a license covering the use of the rear yards. At the last meeting the applicant was advised of the results of the SLA FOIL response, and the applicant admitted to having continued to use the rear yard. The Committee advised the applicant that the matter would not again be adjourned by the committee, but would put to a vote at the June 14 Committee meeting and subsequent meeting of the full Board. The applicant was thus advised to be sure to appear, and advised that it would. The applicant's attorney requested an adjournment from the District Office, advising that he was again unavailable. No one appeared for the applicant at the June 14 Committee Meeting. The Committee thus voted to deny the application, and to send a letter to the SLA advising of the licensee's violations of its license and stipulations, and the hazardous violations existing with regard to the use of the rear yard by the applicant, and requesting enforcement.

**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 first appeared on the Committee's February agenda. The matter had been adjourned to allow the applicant to obtain the issuance of a Certificate of Occupancy or Letter of No Objection. The applicant submitted proof of resolution of certain violations on the premises, and its request to the DOB for the issuance of a Letter of No Objection for use of the premises as a restaurant serving food and alcohol. The applicant's landlord appeared at the meeting to submit the said documentation. The applicant did not appear, but the Committee voted to deny the application unless the following stipulations were agreed to by the applicant:

1. The applicant shall obtain and furnish to the District Office a Letter of No Objection from the DOB for the use of the premises as a restaurant;
2. The method of operation of the premises shall be a restaurant;

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3. The permitted hours of operation shall be, and shall not exceed, 10:00 am – 10:00 pm, 7 days a week;
4. There shall be no outdoor space attendant to or included in the use of the premises;
5. There shall only be background dinner music permitted at the premises, played at a level compatible and consistent with dining and conversation;
6. The doors to the premises shall remain shut;
7. 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
8. The applicant shall appear before the Committee and/or the Board for a 3 month review in order to address any issues or concerns that may have arisen.

**New SLA Restaurant Wine/Beer/Cider License Application for Lombardo's of Bay Ridge Corp.**

**Premises: 279 71<sup>st</sup> Street**

**200 Foot/500 Foot Hearing: N/A**

This is an application for a new restaurant wine/beer/cider license. The applicant appeared by Joanna Lombardo, a co-owner of the applicant. Joanna is a teacher and coach at an elementary school, and is a former student of PS 185. Her husband, Immanuel Lombardo, is the chef of the restaurant. The premises operates as a pizza parlor, with 11 tables and 32 seats. There will be no changes to the premises. There is pre-recorded (ipod/Pandora) background dining music. The premises focuses on family meals, encouraging conversation and board games while the food is being prepared. The premises will have one service bar with no seats. The Certificate of Occupancy permits occupancy by 35 persons. The hours of operation shall: be Tuesday and Wednesday, 5pm – 11pm; Thursday – Saturday, 5pm – midnight; and Sunday noon – 9pm. There is no outdoor space attendant to or included in the use of the premises. The Committee voted unanimously to approve the application.

**New Restaurant Wine/Beer/Cider License Application for Standard Burgers Group LLC**

**Premises: 8812 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: N/A**

This is an application for a new restaurant wine/beer/cider license. This is the former location of Bench. There is no adverse history at the premises. The applicant appeared by its owner, Mr. Dimitrios Verteouris. Mr. Verteouris operates a restaurant serving burgers and hotdogs in Staten Island, and will be relocating his restaurant to the premises. The hours of operation will be 10am – 10pm, 7 days a week. The premises has 9 tables with 32 seats. There is prerecorded (ipod/Pandora) background dining music. There is no outdoor space attendant to or included in the use of the premises. There will be no changes to the physical layout of the premises. The Committee voted unanimously to approve the application.



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**SLA Alteration Application of Restaurant Wine/Beer/Cider License to include rear yard use for Gourmet Fit LLC**

**Premises: 6819 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: N/A**

The applicant appeared by its manager, Rafaela Negrao. The premises has no adverse history. The premises operates as a restaurant with 14 tables and 40 seats. The Certificate of Occupancy permits occupancy by 70 persons. There will be no changes to the premises. The hours of operation will continue to be: Monday – Wednesday, 10am- 9pm; Thursday – Saturday, 10am – 10pm; and Sunday 10am-6pm. There is only ambient, prerecorded (ipod/Pandora) background dining music. The applicant intends to use the rear yard for restaurant service, private parties, and family events like yoga and kids’ movies, seating up to 24 people in the rear yard. The Committee voted to deny the application unless the following stipulations are agreed to by the applicant:

1. The rear yard will close by 8pm;
2. There will be no speakers in stalled in the rear yard;
3. There will be no music in the rear yard;
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 or concerns that may have arisen.

**SLA On-Premises Renewal Application for 8025 Tavern, Inc. d/b/a No Quarter**

**Premises: 8025 5<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: N/A**

This is an application to renew an existing liquor license for the premises. During the past 2-year license period there were 10 311 calls for noise and blocked sidewalk, and 6 calls for loud talking. However since February 26, there have been 25 calls to the District Office from residents of the 400/500 block of 81<sup>st</sup> Street, reporting gun shots heard on February 26, May 21, and June 7, and disorderly and rowdy groups from the premises. The Community Affairs Officer from the 68<sup>th</sup> Police Precinct advised that there was 1 311 call and 5 911 calls in the 28 day period from 5/14 – 6/10/18, and that on 2/26 there was a call for 4 shots fired, on 5/21 there was a call for 7 shots fired, and on 6/7 there were calls for shots fired. The police conducted a business inspection on March 4 and violations were issued, and again last week and no violations were issued. There are no SLA violations. The police department has had a car parked outside with its lights on for approximately the last month on Friday and Saturday nights, because they determined that it was necessary. A copy of the licensee’s existing stipulations, dated June 24, 2014, are attached hereto.

Approximately 20 residents appeared to speak on this application. No fewer than 12 people described safety and quality of life issues resulting from the operation of the premises. The

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residents stated that they are afraid to go outside of their homes at night due to the violence stemming from the premises. They have heard the incidents of gun shots, screaming and patrons fighting (including a fight involving 20-30 people outside the bar on 4/7, and a fight where an ambulance had to be called). They have experienced liquor bottles left on the ground, and drunk patrons vomiting, urinating and defecating on their property. Residents described seeing people at their windows bloody from fights, and intoxicated people ringing their doorbells demanding to be let in. The residents are fearful of confronting these intoxicated and belligerent people for fear of harm to themselves and their families. They complain of noise from drunk and rowdy patrons leaving the premises and from the music at the premises. They state that due to the conditions emanating from the premises, they cannot properly enjoy their homes. They state that they cannot sleep due to the noise and violent disruptions, and that they are fearful for their safety and the safety of their families. The residents state that these goings on occur regularly, each week from Thursday to Saturday, until 3am, and even sometimes on Sundays.

Two other residents spoke in favor of the establishment. One said she walks her dog near the establishment around 10pm, and her husband frequents the bar during the day, and she had not noticed any of the conditions of which the other residents spoke. Another stated that he frequents the bar 4 – 6 days/week. He said that people go outside to smoke because there is no smoking inside, and then the security sends them away from the front of the bar, so they go into the surrounding blocks to smoke. He said that he was in the bar when the shots were fired, but that they were fired outside the bar.

The owner of the premises, Gail Dermoty, appeared on behalf of the licensee. She said that when she was here two years ago for the licensee's renewal application, there were issues with bikers parking their motorcycles on the sidewalk, and she put an end to that. She said that she does not dispute that the premises have become out of control. She said that on the first night of gun shots a patron had come to the bar drunk, and was refused service, and a fight broke out. When the patron left, a car drove by and fired shots. She has video of customers running for cover and shell casings were recovered. She said that after that, there developed a turf war between two factions of patrons over the bar. She said that she has tried to recover control of the premises. She switched the security company. A representative from the security company was at the meeting. He is a retired police officer, as are much of his staff, and his company is licensed, bonded, and insured. The owner put a sign in the window that says no "colors" are permitted, and to be respectful of the neighbors. The owner got a new d.j. in order to attract a different crowd. The owner felt that these changes, along with the police assistance, would help change the bar's culture.

The Committee pointed out that it is the owner's responsibility to keep an orderly premises. Committee members also suggested that in order to prevent the same type of patrons from returning, to make changes to the look and/or theme of the premises, which may be accomplished by inexpensive changes in décor and/or music.

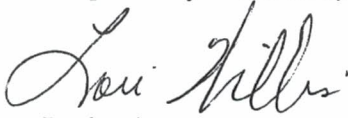
The Committee voted 5 in favor and 1 against, to deny the license renewal request unless the licensee agrees to the following stipulations:

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1. the premises shall close at 2:30 am;
2. the d.j. shall stop at 2:00 am;
3. the d.j. shall monitor its decibel level regularly to ensure that legal limits are not exceeded;
4. the licensee shall furnish the District Office and residents with a telephone number to contact the owner during operating hours of the premises to voice issues as they arise;  
and
5. the licensee shall return for a 3 month review in order to address any issues or concerns that may have arisen.

There being no further business, the meeting was adjourned at 9:03 pm.

Respectfully submitted,



Lori Willis, Chair

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

Called to Order: 7:05 p.m.

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

Quorum: Yes (attendance sheet attached)

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**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 March agenda, at the applicant's request, to allow the applicant to provide information that was missing from its original application that first appeared on the Committee's February 2018 agenda. The applicant again requested that the matter again be adjourned, and it was adjourned at the applicant's request to the Committee's May meeting.

**SLA Alteration Application for Change in Method of Operation (hours) for 8201 Phonix Rising Inc. d/b/a The Pearl Room**

**Premises: 8518-8520 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: N/A**

This application had been adjourned from the March agenda, at the applicant's attorney's request. The application first appeared on the Committee's February 2018 agenda. At the applicant's request, the applicant was adjourned to the Committee's May meeting.

**New SLA Wine/Beer/Cider application for MVM Pizza LLC d/b/a Mancini's Woodfired Pizza**

**Premises: 8504 5<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: N/A**

This is an application for a new restaurant wine/beer/cider license. The applicant appeared by its owner, Francesco Mancini, and its representative, Anthony Caraballo. The premises are currently operating as a pizza parlor, and will continue to operate as such. The applicant and his father ran the pizzeria business previously and sold it to the last owner. The owner of the building wanted to sell, and reached out to Mr. Mancini's father, and Mr. Mancini's father purchased the building and took over the pizzeria business operated thereat. The premises has no adverse history. The proposed hours of operation are 7 days a week, 11 a.m. to midnight. There are 11 tables, with 45 seats and no bars. There will be only low volume prerecorded background music. There is no outdoor space included in the premises. There will be no physical alteration to the premises. The Committee voted unanimously to approve the application.

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**New SLA On-Premise Application for Catrinas on Third Avenue, Inc. d/b/a Catrinas Mexican Grill**

**Premises: 7316 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing:**

This is an application for a new on-premise full liquor license. The applicant appeared by its owner, Julian I. Martinez Machuca, and its representative, Anthony Caraballo. The premises are the former locate of Long Bow pub, which was licensed at the premises since 2009. The premises have no adverse history, including no noise complaints. The premises will operate as a restaurant, serving Mexican food. The proposed hours of operation are identical to those of the prior establishment, i.e., 12:00 p.m. – 2:00 a.m., Monday – Thursday; 11:00 a.m. – 4:00 a.m., Friday and Saturday, and 11:00 a.m. – 2:00 a.m. on Sunday. There are 15 tables, with 50 seats, and one bar with 10 seats. The C/O permits 60 persons. There will be: pre-recorded background dinner music; mariachi-style live music while the patrons are eating played at a volume for dining; and occasional d.j. music (estimated twice a month) playing traditional Mexican music. There is no outdoor space included in the premises. The Committee noted that the prior establishment had occasional live entertainment and d.j. and had no noise complaints. The Committee voted unanimously to deny the application unless the following stipulations were agreed to by the applicant:

1. The permitted hours of operation of the premises shall be: 12:00 p.m. – 2:00 a.m., Monday – Thursday; 11:00 a.m. – 4:00 a.m., Friday and Saturday; and 11:00 a.m. – 2:00 a.m. on Sunday;
2. The doors of the premises (front and back) shall remain closed when there is a d.j.;
3. The applicant will return in three (3) months to meet with the Committee to address any complaints and/or problems that may have arisen with regard to the Premises; and
4. The applicant will give the Board at least three (3) months advance notice of any anticipated change in the method of operation in order for the Committee and the Board to review the application.

**SLA Alteration Application for Change in Method of Operation (hours) for Car & Hug, Inc. d/b/a Casa Pepe**

**Premises: 112-116 Bay Ridge Avenue**

**200 Foot/500 Foot Hearing: N/A**

The applicant appeared by its representative, Kostas E. Halkias, of the Law Offices of John E. Halkias. The applicant is seeking to alter its existing weekday hours, so as to open 3 hours earlier to enable lunchtime service. The current weekday hours of operation are: 4pm – 11pm, Monday – Thursday; and 4pm – midnight on Friday. The proposed weekday hours are: 1pm – 11pm, Monday – Thursday; and 1pm – midnight on Friday. Since the Committee's last meeting with the licensee with regard to noise complaints, and the licensee's having installed sound-proofing measures as a result thereof, there have been no noise complaints regarding the premises, and there was no response to the public notice of this application circulated by the Board. The Committee voted unanimously to approve the application.

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**New SLA On-Premise Application for John Fahy or a corp. to be formed d/b/a Circles**

**Premises: 6931 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing:**

This is an application for a new on-premise full liquor license. Mr. John Fahy, the owner, appeared for the applicant, Farm 6931, Inc. d/b/a Circles Bakery Cafe. Mr. Fahy has owned and operated the current Circles restaurant on 3<sup>rd</sup> Avenue for many years, without any adverse history, and will be relocating the business to the new premises. The premises will operate as a restaurant, in the same manner as the old location, and will be adding a bakery to its offerings. The proposed hours of operation are: Sunday – Thursday, 11 a.m. – 10 p.m.; Thursday 11 a.m. – 11 p.m.; Friday 11 a.m. – midnight; and Saturday, noon – midnight. There are 10 tables, with 20 seats, and one bar with 12 seats. There will be: pre-recorded (Pandora) background music. There is no outdoor space included in the premises. Construction on the premises is almost completed, and the applicant will obtain a Letter of No Objection from the Department of Buildings. The Committee noted that the applicant has a good history and track record in the community as a responsible business owner, and that a resident of the block of the new location appeared at the last Committee meeting to speak in favor of the application. The Committee voted unanimously to approve the application.

**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: N/A**

The applicant appeared by its co-owner, Ms. Blais' husband, Tony Gentile. Mr. Gentile advised that his attorney advised him that he would be unable to appear at tonight's meeting. The applicant requested that the application be adjourned to next month's Committee meeting, so that the applicant could appear with his counsel. The matter was so adjourned.

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

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

**200 Foot/500 Foot Hearing: N/A**

The applicant appeared by its co-owner, Ms. Blais' husband, Tony Gentile. The applicant's existing license renewal period was set to expire at the end of March, and the applicant's renewal application was not received with sufficient time to meet with the Committee to address numerous complaints stemming from the operation of the rear yard of the premises, so the applicant agreed to forestall from use of the rear yard, keep the back door shut, and not have any live bands, until such time as the applicant could meet with the Committee to address the issues.

Within the last two-year renewal period the premises had 115 calls to 311 regarding noise, and 15 calls to 911. The applicant's stipulations, entered into in 2014, provide that the rear yard is to close at 1:00 a.m., the rear door to the premises shall remain closed, and there is to be no smoking in the rear yard. The premises has a very large rear yard, containing a bar, speakers, tables, and numerous mounted televisions. A large wall, with a roof overhang was constructed at

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the rear lot line of the premises, and there are televisions mounted on the wall, and on top of the overhang, and there are seats and tables under the overhang. There are also televisions mounted on to the wall of the building in which the premises lie, and the neighboring building located at 8705 5<sup>th</sup> Avenue. The backyard has been extended to include the rear yard of 8705 5<sup>th</sup> Avenue.

A number of residents appeared to speak about the noise and other quality of life issues arising from the operation of the premises, and especially, the use of the backyard. The residents complained that they have been subject to noise from the premises for years and years, making them unable to enjoy their homes due to the live bands, d.j.'s, music, yelling, swearing, and patron noise that emanates from the rear yard of the premises, as well as smoke (including smoke from marijuana) that permeates their homes. The residents complained that the noise continues as late as 2:45 in the morning, and that it is not only on weekends, but some week days, and especially on Sundays, Mondays, and Thursdays during football season. The residents also complained of the bright lights in the rear yard. They unanimously stated that they could not enjoy their homes due to the conditions coming from the premises, and that it was affecting their ability to sleep, their physical and emotional health, and their ability to live in their homes. One resident also voiced his concern about the potential inability to sell his home due to these conditions. One resident stated that her daughter had to move out because she could not study in her home. One resident stated that his school-age children could not sleep, and were awoken at night by the noise, and that he had to keep the windows shut and the air conditioner running, even in the winter, in an attempt to dampen the noise. He stated that his daughter had asked him if someone was "smoking pot" in the house, because of the fumes that come in from the rear yard of the premises. All of the residents agreed that they did not want to see the establishment close, but that their ability to enjoy their homes has been destroyed and their health affected due to the current operation of the rear yard, with live bands, d.j.s, loud music, and crowds blaring under their windows day and night. Residents stated that despite his discontinuance of use of the rear yard for the last week or so, they still experienced noise. The neighbors expressed a frustration with the fact that the stipulations were being violated, and they have made so many complaints to 311, and have had no relief, despite the fact that the 311 results state that the police responded and addressed the issue. Some neighbors expressed concern with regard to DOB violations for the rear yard, and issues of safety and egress.

It was noted that a number of DOB violations were issued to the premises, including: two violations for illegal television boxes and electrical on the rear wall beneath a fire escape, for both 8703 and 8705 5<sup>th</sup> Avenue; stairway obstructed by woodshed and storage of bar accessories; and use of the first floor in violation of the C/O. It appeared that plans were filed to cure some of the violations, and a permit issued, but the permit was later withdrawn. Further, there were questions about the coverage of the rear yard under the current liquor license, and concerns that the rear yard of 8705 5<sup>th</sup> Avenue is not licensed.

Mr. Gentile stated that prior to the District Office's recent advice to him, he was unaware of the 311 complaints, and that he wants to, and is willing to, address them. He stated that he was unaware that the original stipulations projected into the renewal periods, and that he had obtained 2 permits from the 68 Precinct for bands when he had benefits at the premises. He stated that

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after he spoke with the District Office, he cancelled all live bands, and shall agree to stop all live bands in the rear yard. He stated that the rear door does not close properly, and that he had already ordered a new door, with an automatic closing mechanism, to be installed in order to prevent noise from escaping the premises. He also stated that the DOB violations were cured, and that he would speak with his attorney about that and the coverage of the rear yard, and assemble his documentation on those issues. He stated that he does not permit/condone marijuana smoking in his yard, and that he has personnel that work there to monitor the patrons, and that he, too, has had problems with smoke from neighbors of 8707/9 5<sup>th</sup> Avenue, who smoke marijuana on the rear fire escape. In any event, the Mr. Genitle, stated that he will work to address the problems.

The Committee members voiced that they could not, under the current conditions, recommend renewal of the Licensee's liquor license. The Licensee requested that the matter be adjourned, with stipulations, in order for the quality of life issues to be rooted out and addressed, and in order for him to meet with his attorney and assemble paperwork and responses to the issues raised, and for residents to provide feedback to the District Office with regard to the level of noise with the rear yard closed, and the new rear door installed.

The Committee voted unanimously that the Licensee's renewal application will be adjourned, based upon its agreement to the following stipulations, which shall remain in effect until such time as the Licensee shall appear before the Police and Public Safety Committee on the said application:

1. Licensee shall appear at the May 14, 2018 Police and Public Safety Meeting for its renewal application;
2. Licensee shall not use the rear yard, will not allow people in the rear yard, and will keep all tv's in the rear yard off;
3. Licensee shall, no later than May 14, 2018, install a new rear door, equipped with a self-closing mechanism, and keep the rear door shut at all times;
4. Licensee shall provide neighboring residents with a telephone number where Licensee may be reached at all times to receive noise/other complaints from neighbors;
5. Licensee shall consult with its attorney, and obtain all documentation evidencing the resolution of the DOB violations concerning the rear yard, and the cure of the underlying violating conditions, and provide same to the District Office in advance of the May 14 meeting;
6. Licensee shall consult with its attorney, and obtain all documentation evidencing the physical extent of the premises covered by the Licensee's liquor license, and provide same to the District Office in advance of the May 14 meeting; and
7. Licensee shall discontinue all use of the rear yard of 8709 5th Avenue.

There being no further business, the Meeting was adjourned.

Respectfully submitted,

  
Lorr Willis, Chair



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Date/Time: ~~April~~ <sup>May 14</sup> 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

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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 Mediterranean 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 2006 – 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.

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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

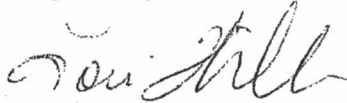
June agenda, without any further adjournment, in order to allow the applicant a final opportunity to appear on this application with an attorney's representation or to present the matter to the Board himself.

**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.



# Community Board Ten

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

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

**BRIAN KIERAN**  
*Chair*  
**JOSEPHINE BECKMANN**  
*District Manager*

## STIPULATION AGREEMENT

**8015 Tavern LTD. d/b/a No Quarter**  
**8015 5<sup>th</sup> Avenue, Brooklyn, NY 11209**  
**And**  
**Community Board Ten Brooklyn 8119 5<sup>th</sup> Avenue 11209**

At a duly publicized meeting of Community Board Ten held on Monday, June 16, 2014, members of Community Board Ten and Gail Dermody as Owner agreed upon the following stipulations to apply to the Method of Operation set forth in her application to the New York State Liquor Authority for a liquor/wine/beer license for 8015 Tavern LTD. d/b/a No Quarter, 8015 5<sup>th</sup> Avenue, Brooklyn, New York 11209:

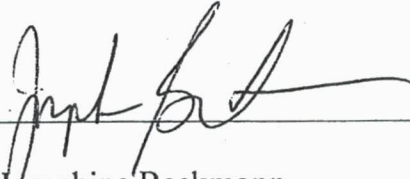
- Smoking is permitted in the rear yard unless the venue is notified of complaints, after which smoking will be prohibited until the application is reviewed again by the Community Board.
- They shall only admit persons 21 years of age and older in their establishment.
- They shall employ licensed security from Thursday through Sunday with a camera surveillance system.
- They will not utilize the service of a "promoter" (i.e. a person or entity who maintains an independent guest list and/or shares in the Licensee's revenue on a percentage basis). They will also not permit a "promoter" to rent out or use the establishment.
- They will not permit live music and any amplified sound or music in the backyard.
- They will close the rear yard area at 11:00 PM Sunday through Thursday and midnight on Friday and Saturday.
- They will not permit dancing.
- They will have an owner present on premises or a representative available between 10:00 PM to closing or accessible by phone.
- A security guard be placed outside of the establishment from 10:00 PM to closing and make sure that no patron hangs out in front of the establishment and that fights, loud noises, soliciting in the street, and harassing people in the street do not occur.
- The music in the establishment shall be lowered as to not disturb neighbors.
- The doors and windows shall remain closed as to limit the amount of noise emanating from the establishment during times that music is playing.
- Return to the Community Board for a three month review.
- Following the three month review, the operator will return to the Community Board if requested.
- The operator will notify the Community Board 30 days in advance of changing their Method of Operation.

**ERIC ADAMS, BOROUGH PRESIDENT**

# Community Board Ten

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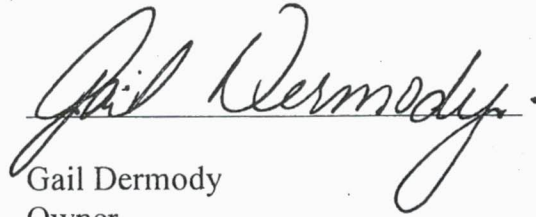
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Josephine Beckmann  
As District Manager

Date:

6/24/14



Gail Dermody  
Owner

Date:

6/24/2014.

**COMMUNITY BOARD TEN RECORD OF ROLL CALL VOTE**

MEETING DATE June 18, 2018

MOTION TOPIC CB 10 to deny the SLA renewal application for 8025 Tavern Ltd., d/b/a No Quarter, 8025 5<sup>th</sup> Avenue, Brooklyn, NY 11209

MEMBER	FOR	AGAINST	ABSTAIN	RECUSE
Amato, Liz				
Bortnick, Allen	✓			
Britton Pitcher, Tracie	✓			
Capetanakis, Jaynemie	✓			
Cassone, Paul				
Chin, Shirley	✓			
Collins, Judith	✓			
Cruz, Doris		✓		
D'Amelio, Ida				
Day, Richard	✓			
DePola, Donna Mae				
Devigne, Michael	✓			
Falutico, Ann				
Feliciano, Carmen				
Festa, Michael				
Germack, Barbara	✓			
Gounardes, Dianne	✓			
Griffith, Steve	✓			
Grimaldi, Judith		✓		
Harrison, Stephen		✓		
Hyatt, Justin				
Infantolino-Hajjar, Jill	✓			
Johnson, June	✓			
Joudeh, Habib	✓			
Joudeh, Ramsey				
Kaszuba, Brian	✓			
Kieran, Brian		✓		
Kokolis, Stella	✓			
Leonardos, Nikolaos		✓		
Mahaney, Stephanie		✓		
Mahoney, Ryan		✓		
Marino, Anthony		✓		
Masyr, Ruth Greenfield	✓			
McCone, Rhea	✓			
Mulé, Iris	✓			
Nikolopoulos, Nick	✓			
Pelliteri, Alex	✓			
Pulaski, Susan	✓			
Rasinya, Dean	✓			
Rimawi, Husam				
Rosatti, Adam			✓	
Seminara, Joanne		✓		
Sokoloski, Joseph	✓			
Stelter, Lawrence	✓			
Stewart, Henry	✓			
Taoube, Jana	✓			
Vallas, Sandy				
Vellucci, Barbara		✓		
Willis, Lori		✓		
<b>TOTALS</b>	<b>38</b>			

## **Traffic and Transportation Report: June 7, 2018**

**Chair: Jaynemie Capetanakis**

### Committee Members:

- Elizabeth Amato (excused)
- Carmen Feliciano (excused)
- Dianne Gounardes
- Judith Grimaldi (excused)
- Steve Harrison
- Brian Kaszuba
- Brian Kieran
- Stephanie Mahaney (excused)
- Ryan Mahoney (absent)
- 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 in quorum on Thursday, June 7, 2018 at 7:00 PM at PS 264.

### **The first item on the agenda was the continued review of the street naming application for Lawrence "Larry" Morrish Way at 101<sup>st</sup> Street and Fort Hamilton Parkway. This item is up for discussion and vote.**

To recap, at the previous meeting, the committee received an application and documentation for Lawrence "Larry" Morrish Way that exceeded the guidelines for street naming and demonstrated his extraordinary and highly acclaimed accomplishments and involvement linked to our Community District 10. The only question our committee raised was why this corner of 101<sup>st</sup> Street? You see, there is evidence of Larry's influence and volunteerism all over our community. The extent of his endeavors included founding organizations and events that are now synonymous with our neighborhood, including the BRAVO volunteer ambulance, the Bay Ridge St. Patrick's Day Parade, and the Bay Ridge Unity Task Force. Larry was an amazing public relations specialist, a civic leader and a patriot; ultimately, it is his connection to the Fort Hamilton Army Base that has made 101<sup>st</sup> Street and Fort Hamilton Parkway the site to commemorate his life of service to our community. The committee voted unanimously to approve 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 Presentation by DOT Representatives on safety improvements at 3<sup>rd</sup> Avenue/Marine Avenue/99<sup>th</sup> Street.** This plan addresses three existing conditions that have been problematic. Existing conditions include #1 there are unusually long crossing distances at the intersections; At 99<sup>th</sup> and 3<sup>rd</sup> Avenue there is a 75 foot crosswalk and at Marine Avenue and 3<sup>rd</sup> Avenue there is a 90 foot crosswalk. The 2<sup>nd</sup> issue is that the existing crosswalk is set back from 99<sup>th</sup> street making pedestrians less visible to turning vehicles. And, #3, there are wide soft turns from 3<sup>rd</sup> Avenue to Marine Avenue that allow vehicles to turn at higher speeds. The proposal would install four painted neck downs to shorten crossing distances, increase visibility and slowing turns. These neck downs are the widely painted out curb extensions—it is not actual concrete—it is paint with plastic, flexible delineators. These would shorten the crosswalks to be 45 feet and 60 feet (from the previous 75 and 90 feet). Next, they would install a harden center line to slow left hand turns onto Marine Avenue—this hardened center line consists of the row of plastic bollards. And, thirdly, they would realign the crosswalk at 99<sup>th</sup> Street making it actually extend to the sidewalk. This was a topic of discussion at our meeting, because currently, the crosswalk does not extend to the curb and just kind of stops before reaching the sidewalk. It was noted that a traffic light had been added to the area in 2015, however, the DOT did not have accident statistics that reflected if there were any improvements since that year. DOT shared that once the paint goes down, the intention is to build



this out capially and it will go on a list for capital improvements. Committee members agreed that this was a good beginning to making safety improvements in this high need, senior safety area.

**Our next item was a presentation by DOT representatives on the proposed Southern Brooklyn Bicycle route within Community District 10 that would connect our district with nearby Community Boards 11 and 13.** To recap, the DOT had a preliminary meeting with Community District Managers in March 2018. The aim of establishing this bike route is to improve network connectivity and increase transportation options for access to key neighborhood areas. This would create a cohesive, linked bike route and create an east/west connection. Bike lane projects aim to improve safety for all, including our drivers and pedestrians. The route proposed in March included segments of 84<sup>th</sup> Street and 85<sup>th</sup> Street in our neighborhood, Avenue S, Avenue T, 17<sup>th</sup> Avenue and Bay 16<sup>th</sup> Street. After that meeting, representatives from Community Board 11 asked DOT to move the bike lanes in their area to Bath Avenue. In response to that request, they have now developed a proposal which changes to extend these bike lanes west into Community District 10 on 91<sup>st</sup> Street and 92<sup>nd</sup> Street (with one-block connections on 14<sup>th</sup> Avenue and 5<sup>th</sup> Avenue) via the existing bike lanes on Poly Place and 7<sup>th</sup> Avenue, and then east into Community District 13 where Bath Avenue ends. Our focus for this meeting is on the proposed changes to the bike lanes within Community Board 10. At our June 7<sup>th</sup> meeting, we heard from many community residents and bike activists alike, who all had great concerns about the safety of using 91<sup>st</sup> and, particularly, 92<sup>nd</sup> Streets. Comments included that these were already heavily trafficked streets—especially by the entrance ramp to the Verrazano Bridge; that it is already a dangerous intersection at 3<sup>rd</sup> Avenue where you have to angle over by Paneantico to continue; that 92<sup>nd</sup> Street is traveled by buses and trucks who make wide turns and already have issues with visibility; that there is a great deal of double parking on these blocks because of the proximity to commercial establishments and drop offs for the buses; that 92<sup>nd</sup> Street is on a steep incline which will be challenging for cyclists to maintain speed; and that ultimately this proposal was not safe for cyclists and created dangers for everyone traveling on those streets. As a committee, we decided to set up another meeting to review the feedback from our community residents and then give formal feedback to the DOT.

This meeting was adjourned at 8:55 p.m. (we only had the auditorium until 9:00).

### **Traffic and Transportation Report: June 12, 2018**

**Chair: Jaynemie Capetanakis**

#### Committee Members:

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

The membership of the Traffic and Transportation Committee met on Tuesday, June 12, 2018 at 7:00 pm at the District Office. The committee did not meet in quorum.

Our agenda item was to continue its discussion regarding DOT's Proposed Bicycle Route that was presented at the previous T&T meeting. Several members of the public came to once again share their concerns that had been outlined at the presentation. Additionally, the Community Board office had received about ten phone calls and

ten emails and all of it reflected that fact that 92<sup>nd</sup> Street is too heavily trafficked for it to ever be a safe route for cyclists. The committee members agreed that our feedback to the DOT must state that we are in favor of a safe east/west connection for cyclists and want to work with the DOT to create one, however, the current proposal is not good for Community Board 10 because of concerns regarding existing heavy traffic, double parked cars, the steep incline from 5<sup>th</sup> Avenue to the Verrazano Bridge entry, the abrupt intersection of 92<sup>nd</sup> Street at 3<sup>rd</sup> Avenue, the concerns about ambulances and emergency vehicles traveling that route particularly around Shore Hill, and the bus and truck traffic. We suggest that a bike route needs to keep safety as a priority and include traffic calming and signaling that protects and connects cyclists over the highway. We also suggest creating an ad-hoc task force to unite local bicycle advocates with the DOT planners who help to craft this plan so that those with the most knowledge about bike riding on these streets can actually help to inform the route and to include a way to create a safer bike lane as part of a larger plan. For example, using residential streets such as 82<sup>nd</sup> to 85<sup>th</sup> Streets as originally proposed, and making the effort to map a straight and direct route from Shore Road would be a better alternative than the heavily trafficked 92<sup>nd</sup> Street proposal. We appreciate this opportunity to provide feedback and look forward to continuing to work with DOT to identify additional bike routes in our neighborhood that will connect residents to parks, greenways, and other local destinations while improving safety for all road users. The meeting was adjourned at 8:00 pm.

Because we did not have a quorum, we could not vote and need to make a motion and vote from the floor.

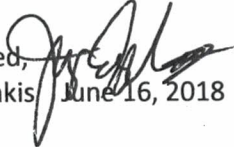
The motion is to send the letter outlining our opposition to the current plan, our desire to continue the conversation for safer bike lanes to establish the east/west connection and a proposal for an ad-hoc committee of local advocates and DOT so that those who travel by bike can help inform the safest route.

Once we have a motion, this item will be up for discussion.

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

Respectfully submitted,

Jaynemie Capetanakis June 16, 2018



Good Evening,

The Traffic and Transportation Committee met in quorum on May 30, 2018 to discuss a street renaming application for Larry Morrish and to hear a presentation on traffic patterns and the effect the placement of the proposed elevator at 86<sup>th</sup> Street and 4<sup>th</sup> Avenue would have on pedestrian and vehicular traffic.

The street naming application for Lawrence "Larry" Morrish Way for the corner of 101<sup>st</sup> Avenue and Fort Hamilton Parkway was delivered by submitted by Phillipa Morrish and delivered by Jake Malone. Jack went on to recount Larry's more than 40 years of non-partisan community activism and involvement. The application is supported by past and present elected officials and there were more than twenty letters from individuals, churches, organizations and associations that supported the public area renaming. The community board is intimately familiar with the work that Larry did on behalf of any good cause or any needy neighbor. Larry Morrish's life is defined by service to others and dedication to the improvement of the community. Larry was instrumental in the establishment of BRAVO Volunteer Ambulance Service and co-founded the Celebration of Life which assists churches throughout Brooklyn with putting up holiday lights. Larry had a knack for being in the right place at the right time to help people in need. He was a self-appointed community ambassador to the Fort Hamilton Army Base. His support of the garrison and their families was extraordinary. He was involved with almost every event, parade and movement in Bay Ridge.

Most remarkably Larry accomplished many things while treating people with dignity and respect. He brought people together and fostered the community with his humor and good nature. His optimism and outgoing nature was infectious. It made him a successful community builder. He more than qualifies for a public area renaming and the committee was familiar with his many contributions to Bay Ridge, Dyker Heights and Fort Hamilton. The application will be submitted for a vote at the next meeting of the community board.

The committee's other item: a power point presentation on the effect an installation of an elevator at the 86<sup>th</sup> Street "R" line subway station will have on traffic in that busy intersection was delivered by a Fellow from the Fund of the City of New York. She observed and photographed the intersection for many days. The site selected by the MTA for placement of the elevator is in the street bed of 4<sup>th</sup> Avenue at the southeast corner of the intersection right next to the entrance/exit of the subway station. The elevator entrance will be protected by a build out of the sidewalk which will narrow 4<sup>th</sup> Avenue at that point to one lane for northbound vehicular traffic. There will be three lanes for traffic left after the installation: two lanes travelling south towards Shore Road and one lane travelling north toward 75<sup>th</sup> Street. The bus traffic including the B64 will have to maneuver around the build out for the elevator to make the right turn unto 86<sup>th</sup> Street. The MTA proposed the location for the entrance as the only choice since it was the only practical place for an elevator shaft.

The power point presentation included photographs which showed how crowded the area is during rush hour and utilized software to simulate the difficulty that buses travelling north on 4<sup>th</sup> Avenue and turning right unto 86<sup>th</sup> Street will have when making a right turn around the elevator entrance build out.

The committee voted to amend the agenda to change the purpose of the meeting from an information only purpose into a recommendation for action purpose. The rationale was that there is very little time to take any action since the MTA is set to start construction and the board is ready to begin its summer break. The members of the committee unanimously expressed approval of the installation of an

elevator since it is needed and long overdue for the 86<sup>th</sup> Street subway station. It is needed by older and physically challenged members of our community who use the subway.

However, the committee unanimously expressed grave reservations about the proposed location of the elevator. The community board consistently requested and suggested alternate locations for the elevator which not exacerbate the dangerous overcrowding and pedestrian/vehicular jockeying that occurs during there several times a day. Steve Harris commented that it was ironic that the at-risk population that would be most helped by the installation of the elevator would be put at greatest risk because the placement of the needed amenity would put elevator users in competition with crowds entering and exiting the access point for the station next to the proposed elevator. Wheelchair users will be negotiating a build out surrounded by traffic and with buses turning on a dime at the curbside.

There are several other locations for the elevator but the MTA refused to consider them because of the increased difficulty of the installation. This will be a \$20 million-dollar capital project. It would be outrageously wasteful to refuse to spend a little more money and time to alter the location of the installation to ensure it is usable and safe. There is no price too great to pay to ensure the safety of the people who will be using the elevator. The committee agreed that the addition of an elevator is the right thing for the community but that the location selected by the MTA is a big mistake. Judy Grimaldi suggested placement of the elevator be made at the 87<sup>th</sup> Street station exit safely removed from crowds and bus traffic.

The committee suggested that a motion be made by the community board to send a letter:

1. To place the MTA, the City of New York and any appropriate agency on notice that the proposed location of the subway elevator and the planned construction is a mistake and that a refusal to listen to community concerns will place subway riders and the persons in need of the elevator at grave risk of harm.
2. To schedule a press conference as soon as possible to inform the community, the public and the city about the real danger which will be created by the placement of the elevator on a build out thrust into traffic on the busiest corner of this busy intersection.
3. To make a formal demand for a redesign of the placement of the elevator before ground is broken on the project. We want to reiterate the community's desire for the elevator while making it crystal clear that the selected location will put pedestrians, drivers, MTA bus drivers and people who need the elevator to use the subway at risk of serious injury or death.

The committee wanted it to be clear that the location proposed for the elevator is a mistake but the elevator itself is a good idea. It would bitterly ironic if the City of New York uses millions of dollars to make the 86<sup>th</sup> Street subway station compliant with the ADEA when those funds will put wheel chair users at greater risk of serious injury or death due to the crowding and proximity to turning traffic created by the location of the elevator. If this motion is adopted the committee believed a progressive notice process for the MTA and the City of New York should be followed. The press conference should be followed by filing a formal notice with the Comptroller of the City of New York and that should be followed with a request for appropriate judicial relief. The committee believed that if the MTA and City of New York chooses to ignore the concerns of the community board then steps should still be taken to minimize congestion at the intersection. It was recommended that the buses currently laying over on the east side of 4<sup>th</sup> Avenue between 87<sup>th</sup> Street and 86<sup>th</sup> Street be moved unto 86<sup>th</sup> Street and that other buses be redirected if the elevator is installed at the proposed location.

Since the committee met in quorum the motion should be considered by the community board.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Brian Kieran", with a long horizontal flourish extending to the right.

Brian Kieran for Chair Capetanakis

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
HN Sons II LLC, d/b/a The Coop 9504 4 <sup>th</sup> Avenue	6/5/18	Renewal Liquor, Wine, Beer & Cider
Milagros Bistro Latino, LLC d/b/a Blue Agave Restaurant & Tequileria 7215 B 3 <sup>rd</sup> Avenue	6/11/18	*Corporate Change Liquor, Wine, Beer & Cider
To Restaurant & Bar, Inc., d/b/a Euphoria 834 62 <sup>nd</sup> Street	6/11/18	*New Application Liquor, Wine, Beer, & Cider
Hamilton Parkway Corp., d/b/a Indigo Murphy's 7102 Fort Hamilton Parkway	6/12/18	Renewal Liquor, Wine, Beer, & Cider
Bartoli's Pizzeria & Restaurant, Inc., d/b/a Gino's 7414 5 <sup>th</sup> Avenue	6/13/18	Renewal Liquor, Wine, Beer & Cider
Salty Dog Restaurant LTD 7509 3 <sup>rd</sup> Avenue	6/14/18	Renewal Liquor, Wine, Beer, & Cider
Inaka Japanese Fusion 8318 Corp. d/b/a Inaka Japanese Fusion 8318 3 <sup>rd</sup> Avenue	6/16/18	*New Application Wine, Beer, & Cider
City 9316 Inc., d/b/a Fushimi at Bay Ridge 9316 4 <sup>th</sup> Avenue	6/18/18	Renewal Liquor, Wine, Beer, & Cider
Hot Pot 828 INC 828 64 <sup>th</sup> Street	6/18/18	*Renewal Wine, Beer, & Cider
The Brooklyn Firefly Inc. 7003 3 <sup>rd</sup> Avenue	6/18/18	Corporate Change Liquor, Wine, Beer, & Cider
TaQUITOS Mexico Restaurant Corp 6720 14 <sup>th</sup> Avenue	6/29/18	*Class Change Liquor, Wine, Beer, & Cider
Tairyo Japanese Restaurant Inc. 7407 3 <sup>rd</sup> Avenue	7/9/18	*New Application Wine, Beer, & Cider
Osteria Positano LLC d/b/a Positano 10018 4 <sup>th</sup> Avenue	7/9/18	Renewal Liquor, Wine, Beer, & Cider
Hana 86 Sushi Inc., d/b/a Sushi Hana 524 86 <sup>th</sup> Street	7/20/18	Renewal Wine, Beer, & Cider

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

Bay Ridge Memorial Inc., VFW Post 7173 7010 Fort Hamilton Parkway	7/22/18	Renewal Liquor, Wine, Beer & Cider
ABI Group LLC., d/b/a Lobo Loco 8530 3 <sup>rd</sup> Avenue	7/25/18	Renewal Liquor, Wine, Beer, & Cider
Hipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill 463 86 <sup>th</sup> Street	7/30/18	Renewal Liquor, Wine, Beer, & Cider
W M 11 Inc., d/b/a The Wicked Monk 9508-9510 3 <sup>rd</sup> Avenue	8/7/18	Renewal Liquor, Wine, Beer, & Cider
8602 Pizza Corp. d/b/a Casa Calamari 8602 3 <sup>rd</sup> Avenue	8/8/18	Renewal Liquor, Wine, Beer, & Cider
Samuele & Calogero Rao d/b/a Mama Rao's Pizzeria & Restaurant Corp. 6408 11 <sup>th</sup> Avenue	8/15/18	Renewal Liquor, Wine, Beer, & Cider

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