

**COMMUNITY BOARD TEN BOARD MEETING  
SEPTEMBER 17, 2018 – SHORE HILL COMMUNITY ROOM  
MINUTES**

Chair Cruz called the meeting to order at 7:00 PM and invited Amanda Zenteno, Executive Director for the 5<sup>th</sup> Avenue BID, 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 Germack.

Chair Cruz asked for a motion from the floor to adopt the Minutes from the June 18, 2018 Board Meeting. Motion by BM D'Amelio, seconded by BM Rasinya.

Mandatory Conflicts of Interest Board Member Training Presentation was given by Gavin Kendall. He explained to all in attendance about the rules, regulations and enforcement of Chapter 68 of the City Charter which is the basis of the Conflicts of Interest laws. Mr. Kendall provided his contact information, answered Board Member questions and encouraged all to reach out if they had any questions.

Assemblyman Abbate greeted the audience. He mentioned Community Board Ten is working hard getting DOT to mill and pave almost all the streets in Community Board Ten. He spoke about The Angel Guardian Home on 63<sup>rd</sup> and 64<sup>th</sup> Street between 12<sup>th</sup> and 13<sup>th</sup> Avenue stating that it sold for \$37 million. He met with the developer who initially wanted a public school, market rate housing/affordable housing, a senior center and/or senior housing or both. Assemblyman Abbate stated the Landmark Preservation Commission is currently reviewing the application to landmark the site and he is not sure what the outcome will be. He stated the developer no longer wants to put senior housing on the site. Instead they want a charter school on that property. He disagrees as District 20 has no failing schools and doesn't warrant a charter school. He feels maybe they can stop it from becoming a charter school and get senior housing developed. If a charter school was built there would be a lot of traffic. He mentioned that Community Board 11 is considering sending a letter or doing something regarding the traffic they see from the school buses. A letter from Council Members Justin Brannan, Carlos Menchaca and Mark Treyger went to the State Board of Regents opposing the charter school. He, along with Assembly Members Bill Colton, Dov Hikind and Felix Ortiz who represents that area and its surroundings, also sent a letter in opposition. The local CEC had meetings and he hopes that they will vote that down as well. He reiterated that they need senior housing in that space.

## **PUBLIC SESSION**

BM Mahaney, who is also President of the Fort Hamilton Community Spouses Foundation, announced that on Friday, September 21<sup>st</sup>, 7:30 PM at the Fort Hamilton Community Club, there will be a Casino Night fundraiser that not only goes to benefit their Scholarship Fund but also the Fan Coney Anemia Research Fund. One of their Military children on post, 10 year old Emily Mitchell, suffers from this fatal disease. This Casino Night will be held to increase funding for the research foundation that supports her and her family. For more information they can be contacted via email [Forthamiltonspousesfoundation@gmail.com](mailto:Forthamiltonspousesfoundation@gmail.com).

June Johnson stated that for the past 5 ½ years she has been the Chair of the Parks Committee. She is representing Narrows Botanical Gardens as a member of their Board of Directors and she volunteers for the Parks. Sunday October 7<sup>th</sup>, there will be a Harvest Festival. They will have a K-9 Costume contest. The Narrows Botanical Gardens is a great place which has over 35 hard back turtles, chickens and 3 bee hives.

Jay Filan, Branch Manager for Brooklyn Public Library Fort Hamilton branch, announced that The Art of Collage Adult Workshop with Donna Miskend will be held on Wednesday, September 26<sup>th</sup> from 2:00-2:30 PM. On Saturday, September 29<sup>th</sup> they will have a Get to Know Your Library at Open House 2018, and A

Storytelling and Theater workshop will be held on Fridays from October 5<sup>th</sup> through December 7<sup>th</sup> from 11:00AM-1:00PM with acting teacher Billy Schultz.

Nicholas Chamberas representing Assemblywoman Malliotakis stated that in the spring he had mentioned that there would not be any reduction with the R train and he has been working with the MTA, but there were a lot of delays during the summer, mainly during rush hour. On July 30<sup>th</sup> there was a particular incident and they wrote to MTA President Andy Byford regarding the delays on that day. It took people 2-3 hours to get to work which is unacceptable and the R train was listed as good service. That is something that can be corrected if they have communication with one another and they are willing to work with them. The Assembly Member opposed Mayor Bill de Blasio's Heroin Injection Centers and sent a letter to the Justice Department receiving a response that they will assist with blocking this initiative. The Property Tax Commissioner will be in Brooklyn on October 15<sup>th</sup> at 6:30 PM, however there is no venue announced at this time. Nick encourages all homeowners and renters to attend.

Melanie Steinhardt of Citizens Committee for NYC, a non-profit that provides grants to community groups for different types of improvement projects in the neighborhood, announced the following upcoming funding opportunities: The Reuse and Repair grant up to \$3,000, submissions due October 3<sup>rd</sup>; The Love Your Block grant up to \$1,000 plus the leverage of some city services from the DSNY and DOT, submissions due November 7<sup>th</sup>; and The Neighborhood grant up to \$3,000, submissions due January 22, 2019.

Charles Capetanakis, Board Chair of the Hellenic Classical Charter School, a hyper performing Charter School which they rent from the Greek Orthodox Community on 18<sup>th</sup> Street, announced that they received a Rewards School from the State Education Department which had asked them to start a new school. They made an application with the State Education Department to come into District 20 due to the outreach they have received. They have a lot of students from District 20 and a waiting list as well. They are in contact with the developers from the Angel Guardian Home to open a charter school as an alternative that would help ease overcrowding in District 20. Congressman Donovan, Senator Golden and Assemblywoman Malliotakis support them. He stated that they here to educate.

Ari Kagan from Comptroller Scott Stringer's office announced that they released a report regarding property taxes which indicates that they had tripled in rate in NYC over the last decade. If families make less than \$100,000 a year, it is twice as hard to pay. There are numerous problems on the City and State level. The City provides only \$52 for tax relief on health and this is not enough to offer. The Property Tax Commissioner is working with the Mayor and City Council.

Tom Greene, Coordinator for Friends of Denyse Wharf, announced that they have been cleaning the beach at Denyse Wharf for 29 years. He encourages students to participate in the clean up and they will receive community service certificates for their stewardship. The Friends of Denyse Wharf would like to build a Science Lab on Parks Department property outside Denyse Wharf. The DOE is showing interest after 29 years. District 20 has 22 elementary schools and out of that 16 elementary schools do not have a Science Lab. Students currently participate in science activities at a program at Kingsborough Community College.

Michael Sheldon representing Councilman Justin Brannan hopes everyone had a great summer and said it's good to be back. He announced NYC Council Participatory Budgeting is coming to District 43 and is glad that residents have a direct say on what happens to \$1,000,000 of the budget within the district. Upcoming Neighborhood Assemblies are being held at P.S. 264 on Monday, October 1st at 7:00 PM, the Knights of Columbus on Tuesday, October 2nd at 7:00 PM, and MAS Youth Center on Wednesday, October 3rd at 7:00 PM.

Fran Vella-Marrone representing Congressman Dan Donovan announced the House unanimously passed Congressman Donovan's legislation that needed authorization from the Department of Homeland Security to create the Countering Weapons of Mass Destruction Office. The House of Representatives unanimously passed

Congressman Donovan's bipartisan legislation, the Rescuing Animals with Rewards Act and the Cyber Ready Work Force Act. Their office is now accepting submission for 2018 Congressional App Challenge for anyone in middle school or high school. This is a great competition and very interesting. For information you can go on their website [donovan.house.gov/challenge](http://donovan.house.gov/challenge)

Emma Rooney representing Assemblyman Felix Ortiz welcomes everyone back and hopes everyone had a great summer. She announced that the Assemblyman was verbal with maintaining speed cameras in school zones. A one month temporary expansion was passed by the Governor for that. Assemblyman Ortiz visited The Guild for Exceptional Children and was pleased that he was able to see the wheelchair-accessible van he had obtained funding for. The Assemblyman has reached out to the Mayor, DOB and the District Attorney to improve safety precautions for construction site workers in response to the wall collapse accident in Sunset Park.

Jessica Kallo from the Borough President's office spoke about NAB's (Neighborhood Advisory Board) which receive Federal Block Grant funding through DYCD, to directly impact Community Based Organizations within the community. NAB 10 Brooklyn currently has openings and Jessica encouraged anyone interested in serving to contact her to determine if they live within the catchment area or for application submission.

## **PUBLIC HEARING**

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

**Motion: CB 10 to approve the Department of Consumer Affairs application #2038459-DCA, renewal of unenclosed sidewalk café with 7 tables and 28 chairs at Brooklyn Burgers LLC., d/b/a BurgerFi, located at 719 86<sup>th</sup> Street. All in favor. Motioned Carried.**

Discussion followed regarding the BSA Special Permit Application #2018-119-BZ, 8701 4<sup>th</sup> Avenue which seeks to permit a physical culture establishment to be operated as Harbor Fitness Gym within a C4-2A zoning district.

BM Sokoloski stated there has been construction going on for some time already. BM Germack asked if the discount store at that location will close, and was told that only a portion of the first floor of the building would be used for the gym.

DM Beckmann explained that the construction is an as of right project and this application is for the use as a physical culture establishment. They do have the DOB permits for the construction. Committee Chair Kaszuba replied as well that it is all within BSA and reiterated that the facility will use a portion of the first floor as a lobby and a gym on the second floor.

**Motion: CB 10 to approve the BSA Special Permit Application #2018-119-BZ for 8701 4<sup>th</sup> Avenue, which seeks to permit a physical culture establishment to be operated as Harbor Fitness in an existing commercial building to be enlarged within a C4-2A zoning district. 37 in favor; 1 recusal - BM Stelter. Motion carried.**

**CHAIR'S REPORT– See Attached**

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

**TREASURER'S REPORT– See Attached**

## COMMITTEE REPORTS

### POLICE AND PUBLIC SAFETY COMMITTEE

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

A motion was made from the floor by BM Willis, second by BM Nikolopoulos, to approve the new SLA restaurant wine/beer/cider license application for Inaka Japanese Fusion.

**Motion: CB 10 to approve the new SLA Restaurant Wine/Beer/Cider License application for Inaka Japanese Fusion 8318 Corp., d/b/a Inaka Japanese Fusion, 8318 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

**Motion: CB 10 to deny the new SLA On-Premise application for Taquitos Mexico Restaurant Corp., 6720 14<sup>th</sup> Avenue, unless the following stipulations are met:**

- 1. The method of operation of the premises shall be a restaurant;**
- 2. The permitted hours of operation shall be, and shall not exceed: Sunday – Thursday, 10 AM – 10:45 PM; and Friday – Saturday, 10 AM - Midnight;**
- 3. There shall be no outdoor space attendant to or included in the use of the premises;**
- 4. There shall only be background dinner music permitted at the premises, played at a level compatible and consistent with dining and conversation; 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.**

**All in favor. Motion carried.**

**Motion: CB 10 to approve the SLA On-Premise application attendant to Corporate Change for Milagros Bistro Latino, LLC., d/b/a Blue Agave Restaurant and Tequileria, 7215B 3<sup>rd</sup> Avenue.**

**All in favor. Motion carried.**

### ZONING AND LAND USE

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

Discussion commenced regarding the review of 6200 8<sup>th</sup> Avenue following the DCP scoping meeting.

BM Kieran asked if the Committee met in quorum and disapproved the project.

Committee Chair Kaszuba replied that he is glad that the City is taking a very good look at this plan and regardless of the City doing that study, the Committee wants to make sure the City will take into account the concerns the community has.

BM Kieran stated they are talking about 11 to 12 stories in their proposal, but the section about the changes they mention seven stories with maximum building of 75 feet unchanged.

Committee Chair Kaszuba stated this is all as of right. He explained that back in 2007 we changed the zoning from manufacturing to the C-District to accommodate a project that had come before the Board at that time, which was never built. He stated that there are two issues that triggered the study: the connection to the MTA site and the change in zoning to limit parking spaces.

BM Nikolopoulos asked if the project falls within another Community District, as well as CD 10. Committee Chair Kaszuba replied that it is all CB 10, but CB 7 is on the cut off. Some CB 7 Members attended the scoping meeting on August 30, 2018 at DCP and were opposed to the project. DM Beckmann, staff from the New York Law School, community members from CB 7, Councilman Menchaca, and members of the Asian Organizations attended the scoping meeting and all spoke against this project.

BM Habib Joudeh stated that he thinks there is a change coming to 8<sup>th</sup> Avenue like there was on 4<sup>th</sup> Avenue and thinks that might change things.

Committee Chair Kaszuba stated there are some other potential developers in that area, but they don't know anything about the thought process in that. He reiterated that CB 7 is with CB 10 on what is happening with this project.

BM Falutico asked if the motion will include the objection specifically to the zoning change. Committee Chair Kaszuba answered that as of now we are saying no to the project that was presented which would include that. Eventually, it will come back to us and we can get specific on it then. BM Falutico asked if this would be the time for that. Committee Chair Kaszuba answered he didn't think it would change anything to add that, it would just be an addition to whereas being against the zoning change for decrease in parking. Chair Cruz stated that we would need a friendly amendment. BM Falutico made a friendly amendment, seconded by BM Rasinya, to state that CB 10 opposes any zoning change that would allow a decrease in parking.

**Motion: CB 10 to adopt a resolution outlining detailed comments following the draft scoping hearing pertaining to the pending EAS for the development project planned for the site at 6208 8<sup>th</sup> Avenue with amendment to state they are against any zoning change allowing the decrease in parking. 36 in favor; 1 recusal – BM Stelter. 1 abstention – BM Hyatt. Motion carried.**

### **BUDGET AND PERSONNEL COMMITTEE**

Budget and Personnel Committee Chair Rasinya rendered the Committee report. See attached.

**Motion: CB 10 to approve the standard budget as presented for FY19.  
All in favor. Motion carried.**

BM Falutico asked if the \$42,500 had to be spent this year. Committee Chair Rasinya answered it must be spent within FY19.

### **Old Business**

None

### **New Business**

BM Kieran stated that the 68<sup>th</sup> Precinct Commanding Officer or Executive Officer should have attended this meeting to provide information regarding the murder that happened on 93<sup>rd</sup> Street so we can share with the neighbors as to what is being done. He mentioned the Prince Hotel and several drug locations on that street are still a concern to the community. He also noted that the new Pre-School is now open on the block and we must address these issues for public safety.

DM Beckmann mentioned she was surprised the Commanding Officer of the 68<sup>th</sup> Precinct was not present and provided several updates. She announced that the 68<sup>th</sup> Precinct Community Council Meeting was scheduled for Wednesday and social media indicates a lot of people are going to attend and talk about 93<sup>rd</sup> Street. She stated she received a phone call from Sergeant Gerard Iucci advising her that they have made one of the two arrests pertaining to this murder. She has spoken with residents of the block and they are understandably upset. She is working to build communication between the residents and the 68<sup>th</sup> Precinct. This has been an ongoing issue and there are more places on that block that need attention. Over 25 residents from that block went to the Public Hearing regarding the siting of the Pre-School and had great concerns about the drug activity that goes on there. Residents were worried for the safety of the young children having an outdoor front yard for the school. This was included in the motion to the DOE and the School Construction Authority at the time of the

Pre K school siting. The Mayor was present for a Town Hall Meeting where the Prince Hotel issue was raised and he made a commitment to this community. She spoke to Daniel Abramson from the Mayor's office before this meeting and he informed her that he called all levels and spoke with Patrol Borough Brooklyn South. She stated that he wanted to share the concern the Mayor has and wants all resources including the Police Commissioner's office to address this situation.

BM Kaszuba mentioned there is a provision which will be on the ballot in November that create a Civic Engagement Commission. This should be looked into as its mission will be to provide assistance to Community Boards on land use matters. Chair Cruz mentioned that there were some who expressed concern about the creation of a Civic Engagement Commission. She believes we should look into this further.

BM Nikolopoulos commended the DOT on the 86<sup>th</sup> Street overpass project. They finished on time and did a great job.

BM Stelter mentioned that one Sunday there was no B37 bus and people were waiting to get to Church.

BM Feliciano acknowledges all the hard work that everyone does and appreciates it.

Motion to adjourn by BM Sokoloski. With no further business, meeting was adjourned at 8:35 PM.

### Introduction

The ZALUC Committee Meeting met at 6:45 on September 12, 2018 at the CB 10 District Office. We meet in quorum.

### Topic #1: Renewal application for unenclosed sidewalk café with 7 tables and 28 chairs at Brooklyn Burgers LLC, d/b/a BurgerFi, 719 86<sup>th</sup> Street, Application #2038459-DCA

The applicants were not present, but the location has no adverse history, no community complaints, and no 311 calls. There are no changes to the existing application. The committee voted unanimously to approve the renewal as written.

### Topic #2: Review of BSA Special Permit application #2018-119-BZ, 8701 4th Avenue

The application seeks to permit a physical culture establishment to be operated as Harbor Fitness Gym within a C4-2A zoning district. This site will be in addition to the Harbor Fitness that is already located at 9215 4<sup>th</sup> Avenue. The new location will come with lower costs for the customers, come with less frills, and will focus on youth activities.

The location has been used as a discount store and some time ago Dolphin Fitness did operate a gym at this location. The facility will use the first floor as a lobby and a gym on the 2<sup>nd</sup> floor. The buildings FAR and height is all as of right, however all proposed gyms are required to obtain a special permit to use to sit for gym purposes.

The facility will be handicapped accessible and open Monday to Saturday 5AM to 12AM and Sundays 7AM to 10PM. According to the District office, the Board has had no issues with Harbor Fitness and there were no community comments.

The Committee voted unanimously to approve the application as written to allow for the special permit.

### Topic #3: Review of 6200 8<sup>th</sup> Avenue following DCP scoping meeting

The Committee and the Board has been monitoring the proposed development at 6208 8<sup>th</sup> Avenue, which until recently was addressed 6200 8<sup>th</sup> Avenue since the new developers first came to us exactly four years ago in September 2014 to tell us about what they were envisioning for this site. However, Community Board 10 and many members still presently on the Board can speak to first-hand knowledge of this site from a previous project dating back to 2007 when a proposed Home Depot was approved by this Board.

So, whether it's been 11 years, 4 years, or over the course of the last several updates, and research projects given to the Board on this project by the ZALUC committee, we feel comfortable making recommendations on this proposal based upon strong substantive knowledge, work and research.

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

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

The plan calls for a 12-story residential tower (250 units with 50 of them affordable) fronting 7<sup>th</sup> Avenue, a 12-story commercial office/medical facility tower fronting 8<sup>th</sup> Avenue, and a 11-story hotel (200 rooms) fronted on 7<sup>th</sup> Avenue. The development sits on a 2-story retail podium, however the bottom floors of all the buildings remain at street level, not from the top of the retail podium. The retail area would consist of numerous small businesses in a market style layout. In between each building, on top of the retail podium would be garden areas, public, hotel and residential.

There would be community facilities, located in the office tower and the podium, 137K sq. ft. which would be used for health care, a private Pre-K (498 seats), a Bookless/Digital Library, and private day care. The development will provide 1883 parking spaces in sub-cellar levels, entrance and exit from 7<sup>th</sup> and 8<sup>th</sup> Avenues.

Right now the project is still at the very early stages of the public review process. The project has been submitted to the Department of City Planning, and has triggered an Environment Impact Study. The City will conduct a study looking into how this project would impact the surrounding environment. They will look at impact to traffic, transportation, housing, schools, environmental studies and more. The City held a hearing on August 30<sup>th</sup> that discussed the project and solicited feedback of items they should consider while conducting this EIS. The deadline is today, and the Board can make recommendations tonight that the City will consider.

After the EIS process is done, which could take a while, the ULURP process will continue, and the project would come back to the Board for final recommendations on the project as a whole.

However, as mentioned earlier, the ZALUC Committee does not feel it needs to wait any longer to make a determination on the project. This Board through the leadership of our District Office, and Josephine Beckmann and with the detailed research and findings by several urban study fellows, including Michael Devigne who is now on the Board, we are well informed as to how negative this project will impact our Community and we have the statistics to back that up.



Therefore, the Committee voted unanimously in favor of the following motion:

Whereas, the ZALUC Committee is against the 6208 8<sup>th</sup> Avenue development project as presented due the overwhelming size, scope and impact it will have on the Community, and

Whereas, the footprint of the plan is overwhelmingly surrounded by small residential homes and communities, with small commercial areas, and manufacturing facilities and this project does not conform to neighborhood character, and will have a negative visual effect, and

Whereas, the EIS should consider early discussions with the MTA to show that a large influx of residents, workforce, and visitors to this complex on a day to day basis at all hours of the day cannot be supported by the present MTA subways and buses, and that providing only one dedicated exit into the development for Brooklyn bound N travelers will not be enough, and

Whereas, the Department of City Planning while performing the EIS cannot do its study in a vacuum and must consider additional projects that are known to be occurring over the next couple years merely blocks away and which together will have even a greater impact to the community, and

Whereas, the EIS must evaluate the strain the already crowded pedestrian sidewalks will have along already busy streets of 7<sup>th</sup> and 8<sup>th</sup> Avenue, and

Whereas, the EIS must take into account other City plans that will result in a significant uptick in trucks and other delivery vehicles along nearby 65<sup>th</sup> Street, and

Whereas, the EIS must note the issues the City already faces with hotel sites, that this community does not need one, that the City already felt the need to create a special permit in M districts just for hotels, and that CB 10 feels this should be expanded to include all C Districts, and that the developer's belief that the project will create the need for a hotel because of visitors is not based on any real study, and

Whereas, an entire ground plaza of commercial retail stores is not needed, that throughout the City storefronts remain vacant and this development will have a difficult time filling these spaces, and

Whereas, Community Board 10 has done significant research to show the illegal conversation issues in CB and CB 7 surrounding the development, that overcrowding is already an issue with transit, traffic, schools, and resources, and this development will place a major strain on all City resources in this area, and

Whereas, the developer's presentation makes too many assumptions that need to be dissected and challenged, from believing a hotel is needed to welcome travelers to the community, to believing that the majority of people will both live, work and shop within

the development and not need to travel, and that there will be staggered commuting times for residents, workforce, school kids, and shoppers. CB 10 does not share these assumptions and they should not be taken at face value, and

Whereas, under no circumstances should a zoning change be allowed which would allow for the reduction of parking spaces from 2100 to 1883 to be permitted for this site, and

Therefore, CB 10 reiterates that this project should not be approved at any point and that the City needs to treat this pending Environmental Impact Study carefully and thoroughly, examining an exhaustive list of concerns and how this project will interact with a growing and already overtaxed low scale community.

**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 8:30PM

Respectfully Submitted:

*Brian J. Kaszuba*

Brian J. Kaszuba  
Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josephine Beckman, DM  
Doris Cruz, CB 10 Chair  
Brian Kaszuba, ZALUC Chair  
Ann Falutico  
Stephanie Mahaney  
Susan Pulaski  
Michael Devigne  
Dean Rasinya  
Barbara Germack

September 17, 2018

## Community Board 10, Chair's Report

Welcome back. I hope everyone had a good summer. Our thoughts go out to those in the path of Hurricane Florence and other victims worldwide of natural disasters. Remember, it is still hurricane season. We have two months to go.

It was good to have a break and I did take a break and did not do some of the things I committed to. I must still create two Traffic & Transportation sub-committees, one on parking and one on street safety.

I am pleased to have Amanda Zenteno of the Firth Avenue BID deliver the honor of the pledge. We look forward to working with you.

I welcome our new board members. Hope you are all here tonight. And I say good bye to Liz Amato who has resigned from the board due to time constraints. We will miss her. She was a hard working board member and a ready volunteer.

Over the summer DM Beckmann and I testified at the mayor's Charter Revision Commission's Brooklyn hearing. These hearings were hastily assembled with little public notice. The hearings were conducted over the summer when board are on hiatus. Other than notification to the boards of the hearings, there was no outreach to the boards. I will not read my testimony, it is three pages and I try to keep my report to less than two. My testimony will be included in the minutes. The Mayor's Charter Revision proposes term limits for Community Board members. DM Beckmann testified about the turnover on our board. Nine members have over 15 years of service. Twenty three members have less than 6 years of service. Since 2004, there have been 75 appointments. That is an average of more than 5 appointments per year. That averages to a 10% turnover per year. The Charter Revision Commission believes that increased turnover will add diversity. A 10% annual turnover affords to Borough President and the Councilmembers ample opportunity to create diversity. Most Borough Presidents report similar if not higher turnover rates. DM Beckmann also noted that our three senior-most members have an average attendance rate of 94%. It is my opinion that term limits would diminish the role of the boards. Many committees, especially, but not limited to, Zoning and Land Use and Traffic and

Transportation required historical knowledge. That would be lost with term limits.

This term we welcome seven new members. And we have several vacancies. Assigning new members to committees is not easy. And it becomes more difficult when you do not know the members, their interests, or their backgrounds. Having to replace and assign an average of 12 members every year would be a difficult task. Some have suggested that this is a solution in search of a problem.

This Charter Revision proposal will be on the ballot in November.

To further complicate the issue, the City Council has its own Charter Revision plan. They are holding hearings now with plans for a November 2019 vote. DM Beckmann has put together some ideas for discussion.

If I am confused, and you are confused, think about the general public.

CB10 cannot testify at the City Council's Brooklyn hearing, it is tonight.


I propose that we as a board meet to discuss the proposals and form a plan of action.

In my testimony, I included the information the CB 10 has term limits for officers and how that creates a new dynamic every three years. And as part of that dynamic I think it is important to have new leaders and I am pleased to announce two new chairs, Diane Gounardes as chair of the Parks Committee and Barbara Vellucci as chair of Youth Services, Education and Libraries. Thank you. And special thanks to outgoing chairs June Johnson and Ida D'Amelia.

We have and full agenda and will have a busy year.

Respectfully submitted,

Doris N Cruz

Chair 

**Thank you for the opportunity to speak before the Charter Revision Commission.**

**I am Doris Cruz, Chair of Community Board 10 in Brooklyn which represents Bay Ridge, Dyker Heights and Fort Hamilton.**

**It is important to regularly review workings of City Government. I will address reforms to community boards.**

**The recommendations to improve the selection process and to conduct greater outreach have great merit.**

**An improvement in the screening process for board applicants also deserves consideration. Many applicants do not understand the commitment they make in becoming a board member. Members of CB 10 serve on two committees. This means that they need to attend three meetings a month. That is a substantial time commitment. Most applicants are also active in other civic and business groups in the community.**

**CB10 is one of the few boards that has term limits for officers. Officers may serve for 3 consecutive one year terms. This results in a very dynamic board. New leadership creates energy and opens up opportunities for growth and diversity of opinions. It fosters development of new leaders within the board.**

**CB 10 has a healthy board member turn over. District Manager Josephine Beckmann will address that as well as board member attendance.**

**Many committees require expertise as well as dedication. Most specifically for CB 10, those committees would be Zoning and Land Use, Traffic and Transportation, Police and Public Safety. To reduce institutional memory would hamper the effectiveness of those committees. The need to regularly educate new members on historical issues as well as procedures and terms and lingo specific to a committee would put a burden on board members and the staff of the district office.**

**CB 10 was active in bringing attention the issues related to Hookah establishments. It took many years from the introduction of the issue to passage of current legislation. Having members who were familiar with the process and the details was important, especially for the information session we**



recently hosted for Hookah establishment owners and the Department of Consumer Affairs. I cite this as an example of the need for experience of board members on issues.

CB 10 has an active Zoning Committee and worked for close to a decade to update the Bay Ridge Special District and to rezone Dyker Heights. Without continuous service by board members, that would not have been possible.

CB 10 is fortunate to have a lot of park land. And it is diverse park land and needs knowledgeable members to address the ongoing issues. We are lucky if we see a parks project from inception to completion in five years. It is often longer. Again, ongoing knowledge is essential to making that process productive.

The members of the City Council and the Borough Presidents are responsible for appointing and reappointing board members. They currently have the ability to make changes to create more diverse boards. We know that they review member's attendance when making reappointments. Representative of the Council Members and the Borough Presidents often attend CB 10 general meetings. I suggest that they not just look at the yearly attendance report, but also observe which members are attentive and engaged at board and committee meetings. That is an important indication of a member's commitment to service and should be considered during the reappointment process.

I request that you weigh those issues before considering term limits for Community Board members.

As required, all Community Board 10 meetings are open to the public. Our district office staff makes great efforts to do outreach to the community on issues, even when a public hearing is not required by the Charter. That outreach offers broad community input on many issues and introduces many members of the community to the workings of Community Boards. That effort has resulted in some calling CB10, "Our Town Hall". Even by groups that do not always agree with the outcome of an issue.

CB10 has done public outreach for proposed bicycle lanes, for the construction of a much needed elevator at the 86<sup>th</sup> Street station on the R line and for a

**proposed addition to PS 127 in Dyker Heights. When we hold these committee meetings on important issues, not only do we do public outreach, we make every attempt to host the meeting at a venue close to the site of the issue. Public outreach is also conducted for State Liquor Authority license applications and renewals. This gives residents input into the application process.**

**This outreach is part of CB10's practice of open and inclusive meetings. Anyone who attends CB10's meetings or has live streamed them knows that it is an open and inclusive process.**

**The historical process of having appointments made by local council members and the Borough President should ensure that the elected officials make appointments based on their knowledge of the needs of their communities. Knowledge of the needs of the community should result in board members that represent and serve their community.**

**Appointments made by non-governmental entities as is recommended in the preliminary report could distort the intent of the boards. It could distort the town hall/representative democratic process boards like CB 10 offer.**

**If you have any questions or would like more information, please contact Community Board 10.**



## District Manager Report September 17, 2018

Good Evening Board Members:

I hope you all enjoyed the summer hiatus.. Welcome back! I am happy to share the following updates with you regarding issues we worked on this summer. The Newsletter has received great reviews and we have also used our new list as a way to expand our outreach to neighbors. Our list is growing and now reach over 1000.

The best news we received was a notice that our Community Board budget will be increased for this year ONLY – in the amount of \$42,500. The Budget Committee has met and will be reporting to you tonight. The goal is to best utilize these funds to optimize and expand our outreach directly into the community and to the residents of Community District Ten. The Manhattan borough President has been working with Beta NYC on organizing 311 data to better serve the community. Board Stat which was released by Beta NYC. BetaNYC is a civic organization dedicated to improving lives in New York through civic design, technology, and data.

On September 24, 2018, BetaNYC will publish two reports based on several years of research into the technical and information infrastructure supporting community boards. The first report, *BetaNYC and Civic Innovations Fellows Community Board and Technology Needs Report*, summarizes interviews with district managers about the current state of technology within district offices and their most pressing technology needs going forward. The second report, *Data Design Challenges and Opportunities for NYC Community Boards*, outlines how boards use city information in decision-making and in prioritizing district needs and the challenges they face in accessing and leveraging city information. It identifies specific use cases where boards could benefit from more accessible city information. Both reports conclude with actionable recommendations. I was one of many District Managers interviewed for this project and very appreciative of the work they have done and look forward to this reports.

Beta NYC has been also working on a Customer Relations Management Software System or CRM.. something that Brooklyn Boards have been asking for and I believe would greatly assist the District Office in monitoring service delivery requests as well as further organizing data to better serve the community.

CB10 has again submitted proposals for fellows to work with us on long range planning projects in the District. I look forward to introducing them to you this session.

You will notice in next few weeks the CB10 District Office moving further into the digital age with a new phone system, upgraded internet services – and computer equipment that will be installed and utilized to view City Planning documents.. as more and more agencies are moving paperless.

## SCA PROJECTS

P.S. 127 – Preliminary work has commenced in relation to the extension for P.S. 127. We will provide you updates on the project as it gets underway.

**NYC DOT** – September 4<sup>th</sup> commenced new increased parking meter rates in Brooklyn – **the rates on 3<sup>rd</sup> and 5<sup>th</sup> Avenue** and the Commercial overlays have increased from 1.00 to 1.50 or one hour and the rates in Fort Hamilton Parkway, 13 Avenue and portion of 11 Avenue as well 5<sup>th</sup> Avenue south of 90<sup>th</sup> Street has increased from 1.00 to 1.25.. please be mindful of these changes.

**MILLING AND RESURFACING** – Milling and Resurfacing has begun in Community District 10. As many of you know the full list of streets that will be done were emailed out to you and posted on our website.

DDC is also in CB10 working on sidewalk violation repair program.

NYC DOT in addition to milling and resurfacing is replacing new corner pedestrian ramps at various locations.

**97<sup>th</sup> Street Ramp Construction** – If anyone has been down to Shore Road.. they will have noticed that work is near completion

Siphon Project is finally completed.

**Block Party** – Street Activity Permits Summer of 2018 included 64 applications to Community Board Ten.

**Budget Consultations** – Each year Community Boards meet as a Borough with several agencies of the City of New York to discuss budgetary needs. Individual Community Boards hold district budget consultations at the District Cabinet Meeting during the month of June to begin to prepare our list of Expense and Capital Priorities for the upcoming fiscal year. During the month of October, Community Boards then hold a public hearing and prioritize those needs which you will vote upon next month.

I wanted to advise you that this year we will conduct our Public Hearing on the Capital and Expense Budget Priorities at a separate meeting, to be held **on Thursday, October 4th at 7:00 pm** at the District Office. This will allow more time dedicated solely to the presentation and review of potential budget items. I encourage all new Board Members to attend on October 4th as well as Executive Board Members.

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**Participatory Budgeting** – Council Member Justin Brannan will be hosting several local assemblies to discuss Participatory Budget in 43<sup>rd</sup> Council District. He has directed \$1 million in capital dollars to allocate toward community projects, residents in the district can submit ideas on what they want to see in the neighborhood, and ultimately vote on the ones that will most improve the community. Participatory Budgeting can fund projects through the city’s capital budget ranging from park upgrades and school improvements, to transportation innovations and more. The guidelines for project can be found also on our website and were distributed on our email.

**October 1st** at PS 264 371 89<sup>th</sup> Street, Brooklyn, NY 11209

**October 2nd** at Knights of Columbus 1305 86<sup>th</sup> Street, Brooklyn NY 11228

**National Grid**– As you know there has been a great deal of National Grid upgrade work in Community District 10. In addition to Local Law 30 work - there are several blocks that are undergoing new pipe installation. There is major gas installation taking place at Ovington Avenue at 3<sup>rd</sup> Avenue. The District Office has received several complaints and has reached out to national Grid. Work is expected to be completed in a few weeks.

## **ANNOUNCEMENTS**

Ragamuffin Parade will take place on Saturday, October 13<sup>th</sup> and the 3<sup>rd</sup> Avenue Festival will take place Sunday, October 14, 2018 – 3<sup>rd</sup> Avenue from Bay Ridge Avenue to 94<sup>th</sup> Street

## **DSNY ELECTRONIC CURB SIDE PICK UP**

DSNY Commissioner Kathryn Garcia announced new electronics recycling appointment system which will be launched on October 1<sup>st</sup>. Residents must now call 311 to make an appointment for electronics collection.

September 29<sup>th</sup> will mark the two year anniversary Jennifer Cohen was murdered in Owls Head Park and her assailant has not yet been apprehended. We continue to hope that there is closure in this case. CB10 has the NYPD flyer posted on our front door and will keep it there until her assailant is in custody.

On behalf of the District Office staff, we would like to extend good fast for those who observe Yom Kippur. The next General Board Meeting of Community Board Ten will take place on Monday, October 15, 2018 at the Knights of Columbus – 1305 86<sup>th</sup> Street.

Respectfully submitted,

  
Josephine Beckmann

District Manager

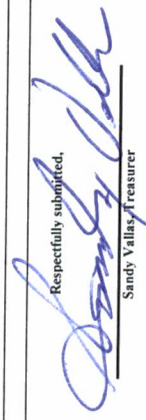
COMMUNITY BOARD TEN  
TREASURER'S REPORT

Fiscal Year: July 1, 2018 to June 30, 2019

Budget Appropriation for FY 19												\$283,911.00	
	7/31/18	8/31/18	9/30/18	10/31/18	11/30/18	12/31/18	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											
COMMUNITY COORDINATOR	\$5,615.77	\$5,598.78											
COMMUNITY ASSOCIATE	\$1,660.33	\$1,661.15											
COMMUNITY ASSISTANT	\$2,131.81	\$2,177.36											
COLLEGE AIDE(S)													
<b>Total Personal Services</b>	<b>\$16,472.22</b>	<b>\$19,233.41</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,705.63</b>

Expenses Code	Description	7/31/18	8/31/18	9/30/18	10/31/18	11/30/18	12/31/18	1/31/19	2/29/2019	3/31/19	4/30/19	5/31/19	6/30/19	Y - T - D
686	Professional Services													
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephone	212.59	218.68											
100	Supplies & Materials													
101	Printing Supplies													
117	Postage	2,500.00												
180	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment													
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip	46.00	44.00											
417	Advertising													
451	Leasing Misc. Equip.													
602	Local travel expenditures													
613	Telecomm. Maintenance													
613	Office Equip. Maint.													
615	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services	170.00												
608	Iron Security Gate Maintenance													
684	Constant Contact Account	714.00												
110	Food & Forage Supplies													
	<b>Total Other than Personal Services</b>	<b>\$3,642.59</b>	<b>\$262.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,905.27</b>
<b>TOTAL PS AND OTFS EXPENSES</b>		<b>20,114.81</b>	<b>19,496.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39,610.90</b>

TOTAL UNCOMBURED BUDGET BALANCE \$244,300.10

Respectfully submitted,  
  
Sandy Vallias, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

6 (SG)

Date/Time: September 10, 2018, 7:00 p.m.

Called to Order: 7:15 p.m.

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

Quorum: Yes (attendance sheet attached)

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**New SLA Restaurant Wine/Beer/Cider License Application for Inaka Japanese Fusion, 8318 Corp. d/b/a Inaka Japanese Fusion Bay Ridge Corp.**

**Premises: 8318 3<sup>rd</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 the proposed new owner, Chui Song Liu, and his girlfriend, who acted as his interpreter. The committee was advised that current owner of the establishment, a Japanese restaurant, may sell its business to the applicant, but no contract or lease have been signed. The premises has been operating as a Japanese restaurant, with no adverse history. There will be no changes to the premises. It has 11 tables, with 32 seats, and there is pre-recorded background dining music. The premises has one service bar with 6 seats. The Certificate of Occupancy permits occupancy by 72 persons, and use as an eating and drinking establishment. The hours of operation shall be Monday - Thursday, 11am - 11pm; Friday - Saturday, 11am - 11:30 pm; and Sunday noon - 11pm. There is no outdoor space attendant to or included in the use of the premises. The Committee was in favor of the application, but did not vote because it was unclear as to the applicant's interest in the premises at the time of the meeting, and asked that the applicant adjourn until such time as that information could be provided. Subsequent to the Committee meeting, it was confirmed by the applicant's attorney that the contract and lease were subject to the Community Board's approval of the applicant's request for the liquor license. Thus, in order to avoid delay of the applicant's submission of its liquor license, with this information, I would move to approve the application, and seek a second for this motion.

**New SLA On-Premise Wine/Beer/Cider/Liquor application for Taquitos Mexico Restaurant Corp.**

**Premises: 6720 14<sup>th</sup> Avenue**

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

~~This is a new SLA application for a restaurant wine/beer/cider license.~~ The applicant holds a restaurant wine/beer/cider license, and seeks a license class change to a full on-premise wine/beer/cider/liquor license. The applicant appeared by its owner, Pedro Velez. The Premises have been operating as a Mexican restaurant without any adverse history, and will continue to operate as such, with no parties or promoted events. The Premises has 10 tables with 40 seats. The premises will have background music delivered via an ipod dock. The premises will have the following hours of operation: Sunday - Thursday, 10 a.m. - 10:45pm; and Friday - Saturday, 10 am - midnight. The applicants have a letter of No Objection for use as an eating and drinking establishment, for no more than 74 persons, and no rear yard use. There is no

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

attendant outdoor space. The Committee voted unanimously to disprove the application, unless the following stipulations are agreed to by the applicant and met:

1. The method of operation of the premises shall be a restaurant;
2. The permitted hours of operation shall be, and shall not exceed: Sunday – Thursday, 10 a.m. – 10:45pm; and Friday – Saturday, 10 am – midnight;
3. There shall be no outdoor space attendant to or included in the use of the premises;
4. There shall only be background dinner music permitted at the premises, played at a level compatible and consistent with dining and conversation; 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-Premise Application attendant to Corporate Change for Milagros Bistro Latino, LLC d/b/a Blue Agave Restaurant & Tequileria**

**Premises: 7215B 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing: N/A

This is an application for a full on-premise wine/beer/cider/liquor license attendant to a corporate change. The applicant appeared by its owner, Mr. Daniel Connor. He purchased the business from the prior owner in May 3, 2018. The premises have been licensed since 2010, and there is no adverse history at the premises. There will be no changes to the restaurant premises. The hours of operation will be: Sunday –Thursday, 11:30 am – 10pm, and Friday – Saturday, 11:30am – 11:30pm. The premises has 12 tables with 26 seats, and a bar with 10 seats. There is prerecorded (radio) background music. There is no outdoor space attendant to or included in the use of the premises. The Committee voted unanimously to approve the application.

**New SLA Wine/Beer/Cider Application for Tairyo Japanese Restaurant Inc.**

**Premises: 7407 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing:

This item is informational. The applicant did not appear at the Committee Meeting to present in support of its application, nor did it provide any written submission or other information to the Committee. In response to the applicant's 30 day notice, the District Office sent mailings to the applicant inviting it to attend the Committee Meeting. Prior to the Committee Meeting, the District Office received notice from the SLA that the applicant had filed its application for the license, without the Community Board's input. Per the Board's policy, the District Office advised the SLA of the Board's recommendation of denial, based upon the applicant's failure to provide the Board with an opportunity to review the application.

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

Lori Willis, Chair



Monday September 17, 2018

Community Board Ten Budget and Personnel Committee Report

The Budget Committee met in quorum on Tuesday, September 11, 2018 at 2:30 PM in the Community Board Ten District Office conference room. The following members were present:

Barbara Germack, Sandy Vallas, Joanne Seminara, Brian Kieran and Chairman Dean Rasinya. Also present was District Manager Josephine Beckmann.

The budget report, unlike prior years, consists of two parts. The first part is the standard Budget Report which will be discussed and voted upon. The second part of the budget is informational only.

The fiscal year 2019 budget is attached.

Respectfully submitted,



Dean Rasinya  
Chair, Budget and Personnel Committee



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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
To Restaurant & Bar, Inc., d/b/a Euphoria 834 62 <sup>nd</sup> Street	6/11/18	*New Application Liquor, Wine, Beer, & Cider
NY Deep, LLC d/b/a Uno Chicago Grill 9201 4 <sup>th</sup> Avenue	8/20/18	New Application Liquor, Wine, Beer & Cider
Tracy Blais d/b/a Lonestar Bar & Grill 8703 5 <sup>th</sup> Avenue	8/31/18	Alteration Liquor, , Wine, Beer & Cider
Tracy Blais d/b/a Lonestar Bar & Grill 8703 5 <sup>th</sup> Avenue	9/5/18	Method of Operation Change Liquor, , Wine, Beer & Cider
8015 Tavern LTD d/b/a No Quarter 8015 5 <sup>th</sup> Avenue	9/5/18	Renewal Liquor, Wine, Beer & Cider
Chipotle Mexican Grill of Colorado, LLC 463 86 <sup>th</sup> Street	9/13/18	Method of Operation Change Liquor, Wine, Beer & Cider
Ming Hao Inc. d/b/a TBD 848 64 <sup>th</sup> Street	9/14/18	*New Application Liquor, Wine, Beer & Cider
Brooklyn Specialty Foods Inc. d/b/a South Brooklyn Foundry 6909 3 <sup>rd</sup> Avenue	9/14/18	*Class Change Liquor, Wine, Beer & Cider
Dyker Heights Deli Inc. Blimpie America's Sub Shop & Convenience 8623 5 <sup>th</sup> Avenue	9/14/18	*Class Change Beer & Cider
Shogun Sushi Inc. 6201 11 <sup>th</sup> Avenue	9/19/18	Renewal Wine, Beer & Cider
Galindos Rest Corp d/b/a El Malecon Restaurant (formerly "The Little Flame") 8727 4 <sup>th</sup> Avenue	9/19/18	*Corporate Change Liquor, Wine, Beer & Cider
Rung Reung Group LLC d/b/a Glow Thai 7107 3 <sup>rd</sup> Avenue	9/20/18	Renewal Liquor, Wine, Beer & Cider
Tianfulin Inc. 842 64 <sup>th</sup> Street	9/24/18	*New Application Liquor, Wine, Beer & Cider

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Tanoshii Inc. 7718 5 <sup>th</sup> Avenue	9/24/18	*New Application Wine, Beer & Cider
Orion's Belt Brooklyn, Inc. d/b/a Orion's Belt 8015 5 <sup>th</sup> Avenue	10/1/18	*New Application Liquor, Wine, Beer & Cider
Gomez and Grau Corp. d/b/a Dyker Beach Wine & Spirits 697 86 <sup>th</sup> Street	10/1/18	Corporate Change Liquor, Wine, Beer & Cider
The Brooklyn Firefly Inc. 7003 3 <sup>rd</sup> Avenue	10/2/18	Renewal Liquor, Wine, Beer & Cider

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