

**COMMUNITY BOARD TEN BOARD MEETING  
APRIL 24, 2017 – KNIGHTS OF COLUMBUS  
MINUTES**

Chair Cruz called the meeting to order at 7:15 PM and invited Christian Durante, NYPD Auxiliary Police Sergeant, 68<sup>th</sup> Precinct, to lead the Honor of the Pledge.

Chair Cruz asked for a motion to adopt tonight's agenda. Motion by BM McCone, seconded by BM Seminara.

Chair Cruz asked for a motion to adopt the Minutes from the March 20, 2017 Board Meeting. Motion by BM Grimaldi, seconded by BM Sokoloski.

Chair Cruz noted that at last month's Board Meeting we had a very thorough discussion about our concerns regarding the MTA plans for the 86<sup>th</sup> Street/4<sup>th</sup> Avenue elevator. We totally support the elevator but had terrible concerns about traffic. We wrote to every elected official asking them for support. Since we have not heard from all, we have copies of the letter here tonight and Chair Cruz asked for a response in two weeks.

**PUBLIC SESSION**

Council Member Vincent Gentile noted that they had a very nice street renaming on Saturday for Maurcen Stramka at 78<sup>th</sup> Street and 3<sup>rd</sup> Avenue. The next street renaming for Howie Dunn will be on Saturday, May 13<sup>th</sup> at 11AM on the opposite corner of 78<sup>th</sup> Street and 3<sup>rd</sup> Avenue.

The Councilman announced that he is planning a general town hall event for next month. He will bring in multi-agencies so that the public can come and speak directly to the agencies. Of course police from the 68<sup>th</sup> Precinct will be with us. Stay tuned for that multi-agency town hall which they are planning right now.

The Parks Department is here tonight with a presentation on the 97<sup>th</sup> Street ramp that has been closed for some time. He and Community Board Ten have done as much explanation as possible as to why it is more complicated than just paving the ramp over. Commissioner Marty Maher will explain exactly what is involved for its reconstruction and adherence to the Americans For Disability Act.

The Councilman announced that the Bay Ridge Avenue subway station will close this Saturday, April 29<sup>th</sup> until the fall to renovate the station. He has written to the NYC Transit Authority asking them to address the situation with shuttle buses or additional buses on the B9, B37 and B63. He received a letter on Friday from the Transit Authority acknowledging the fact that there may be an overcrowding issue on the buses to get from 69<sup>th</sup> Street to 59<sup>th</sup> Street, but they are willing to wait to see what kind of crowding this is going to be. They will monitor it in real time so if there is a problem next week they can address it immediately by adding buses to those three lines. He and his staff will be monitoring the situation and he asked people who use that line to let him know what the situation is like at 59<sup>th</sup> Street. Regarding the elevator at 86<sup>th</sup> Street, he will continue to press the MTA about it. Finally, the Councilman noted that appointments to Community Board Ten are now being considered by the Borough President and hopefully by next month there will be additional new members to fill in the vacancies.

Annamarie Kaplon, a resident from Tabor Court, spoke about her concerns about the sidewalk dumping along 62<sup>nd</sup> Street from 11<sup>th</sup> Avenue to 14<sup>th</sup> Avenue. From what she understands it is a lot of contractor bags. She also asked what can be done about the homeless, who are drunk, disorderly and sleeping by her garbage cans. She has called 911 and 311 and by the time the police respond the homeless have moved on, but they come back. Her third concern is the lack of police presence on Tabor Court. Finally, she would like to know what is going on with the Angel Guardian Home. She heard Catholic Charities had purchased it. If Mayor de Blasio is thinking of where to put homeless or prisons, is this what is going to happen to the Angel Guardian Home. Chair Cruz responded that we are constantly working on the dumping issue which has gotten worse in the past



six months due to changes in the Department of Sanitation procedures. The homeless issue is a very difficult issue, but we keep working on it with Breaking Ground. She noted that we are also working on the other issues and will follow up. DM Beckmann stated that there was a contract for the Angel Guardian Home which has fallen through with Catholic Charities. Currently it has not been sold as far as she knows, but she will reach out to Ms. Kaplon as soon as we get information. Captain Hayward stated that the 68<sup>th</sup> Precinct has a homeless outreach next weekend on the midnight shift. He asked anyone who has an area where there are homeless and would like the area checked to please give the location to Police Officer Panepinto who is at tonight's meeting. This outreach which started in January has been successful, but it is sad that they continue to return. They have to work with the Parks Department to get rid of the things they leave behind.

Pio Tsai announced that on Sunday, May 7<sup>th</sup> from 8:45 AM to 3:30 PM the 5 Boro Bike Tour will be coming through our neighborhood. It will be on the BQE and Gowanus. He also announced that they will again have free classes to learn to ride a bike for different skill levels. Information is on their website bike.nyc. They also have youth and summer programs and noted that they are looking for volunteers.

Nicholas Chamberas stated that Assemblywoman Malliotakis wants to applaud the governor and legislators for \$55 Million in the budget for increases in salaries for Direct Care workers. Tyrone Howard, who killed Police Officer Randolph Holder, was sentenced last month to life in prison without parole. Assembly Member Malliotakis is actively working on new legislation to plug loopholes that allowed him to be on the street. Nicholas then noted that he remembers Maureen Stamka, who was a very accomplished activist.

Julia Vasquez, community liaison for the Healing Center, stated that this organization works with women, children, teenagers and the elderly. Please contact them if you know anyone who needs their services.

Jay Filan from the Fort Hamilton Branch of the Library noted that their creative aging Share Our Stories program has been incredibly successful. He thanked Michael Festa and family for sponsoring this program. They will be having a Book Talk by Joanne Seminara about 5 @ 55: The Essential Legal Documents You Need by Age 55, on May 13<sup>th</sup> at 2:30 PM. Another program for older adults is The Art of Watercolor which will be on Friday, May 19<sup>th</sup> at 2:30.

Susan Frances from the Owl's Head Park Volunteer Group announced that they started their meet up session every Saturday morning from 10AM to 12 Noon. She thanked Fran Vella-Marrone and Congressman Donovan's office as they got the hose and water fountain. There was a Parks initiative where they scrubbed the playground and it would not have been done without the water spout. They have two kids' workshops on May 6<sup>th</sup> and May 13<sup>th</sup> from 11AM to 12:30 PM. They will be painting the owls along the playground. The Viking Fest will be at Owl's Head Park on May 20<sup>th</sup>.

Robert Birkhead from Congressman Donovan's office announced the 2017 Congressional Art Competition which is for Staten Island and South Brooklyn high schools. The first place winner will have his art submission displayed in the U.S. Capital for up to one year. Second and third place winners will have their submissions displayed in the Congressman's district office. BM Grimaldi noted that at last month's Board Meeting he asked people to see him with any questions, but he did not stay for the whole meeting. She then asked if the Congressman is scheduling an open meeting. Mr. Birkhead replied that the Congressman meets constituents on a one-on-one basis, up to five people in the office, because there is constant disruption at town hall events. BM Bortnick noted that President Trump's health bill is going to be coming up again and asked if the Congressman will stick with his "no" vote. Mr. Birkhead replied that the Congressman has proved he will do what is right for his constituents.

Fran Vella-Marrone announced that the Dyker Heights Civic Association in coordination with Brooklyn One Production is sponsoring "Girls Night Out! A Broadway Revue", on Saturday, April 29<sup>th</sup> at 8PM at St. Philips Episcopal Church. Tickets are \$15. She thanked Captain Hayward for the crackdown on massage parlors and spas, and Community Board Ten and DM Beckmann because she worked very closely with the Precinct. She



also thanked the Police Auxiliary who does a great job. Finally, she said that they are going to do something about it to make the Dyker Lights more hospitable to those who live in Dyker Heights and those who come to enjoy the lights. DM Beckmann, the Community Board, Dyker Heights Civic Association, and herself have been working collaboratively to come up with a plan with the City to make that so. She thanked DM Beckmann and the Community Board for helping out.

Arlene Rutuelo announced that Sen. Golden will be having a free mammogram event in front of their office on May 18<sup>th</sup>. She also announced that this Friday from 6:00-8:00 PM they will be honoring Antonia Clemente and the Healing Center at the Norwegian Christian Home. There are a lot of issues in our community that are going on behind the scenes that they want to expose and put a light on. Antonia and her group are doing great things. They are asking people to bring gift cards that will be given to the women and their family that are a part of their program.

Marcus Harris from the Brooklyn Borough President's office stated that April is Child Abuse Awareness Prevention Month. The Borough President and his special council have decided to start an initiative C.A.R.E. A lot of times people are unaware of the signs that lead to abuse. By the time it gets to the police it is already too late. We as a community need to understand what the signs are. They will be doing a presentation and they are asking that community organizations, houses of faith and worship, invite them in.

Yveline Dalmacy spoke about breast cancer screening because last year Assembly Member Harris co-sponsored legislation which went into effect January 1, 2017 which makes breast cancer screening more accessible. It eliminates annual deductibles, co-payments and co-insurance payments for mammograms, ultrasounds and MRIs. It extends hours at hospitals and clinics for people who work full time, and provides four hours of paid leave. Assemblywoman Harris is co-sponsoring free breast cancer screenings on May 12<sup>th</sup> at 1925 Bath Avenue from 9AM to 4:30PM.

Jessica Kallo from the Borough President's Office reiterated how important the C.A.R.E. initiative is and encouraged everyone to invite them to their events. They are having a free training for small landlords Thursday, April 27<sup>th</sup> from 6:00-8:00 PM. They have an "Immigrants Should Know Their Rights" workshop tomorrow in partnership with the Arab-American Family Support Center. She stated that her office is working on the MTA issue that was brought up; they have not ignored or forgotten the request. They did send a letter to the DSNY regarding the trash pickups on unmapped streets and urged the DSNY Commissioner to take your request and advice seriously and to please be reminded that it is a hardship on the residents.

Peter Lovett from the Fort Hamilton Senior Center announced that they are having their first square dance on Saturday, May 6<sup>th</sup> from 12:00-3:30 PM. It is an open house and anyone can come. Their 2<sup>nd</sup> Annual Senior Olympics is going on for the five boroughs the week of May 8<sup>th</sup> through May 13<sup>th</sup>. The seniors will be competing in all the Olympic sports. On May 9<sup>th</sup> they will have a torch relay throughout the borough from center to center. A question was asked about the torch and it was noted that the torch starts out in Williamsburg on May 8<sup>th</sup>, runs around all the centers, and ends up at the Fort Hamilton Center on the 8<sup>th</sup>. The following morning runners gather at 8:30 AM and take off and go to other centers.

Nicole Huang is a volunteer on 8<sup>th</sup> Avenue. They have five volunteers who clean up the Avenue streets and there are only two garbage cans on 8<sup>th</sup> Avenue from 61<sup>st</sup> to 64<sup>th</sup> Streets. They need more garbage cans. Chair Cruz thanked her for her volunteer efforts.

Chair Cruz made a motion to amend the Agenda to move the Traffic and Transportation Committee report before the Public Hearing. Motion seconded by BM El-Yateem.

**Motion: Amend the Agenda to move the Traffic and Transportation Committee report before the Public Hearing. All in favor. Motion carried.**



## PRESENTATION

Brooklyn Borough Parks Commissioner Marty Maher gave a presentation on the Shore Road Park 97<sup>th</sup> Street entrance ramp design. See attached.

BM Nikolopoulos asked the cost of this project. Commissioner Maher replied that normally when they have a capital project they have to go to the elected officials to seek funding. This is a \$2.7 Million project and Commissioner Silver asked the Mayor directly. Normally a capital project is a 3 ½ year process from when you get the funding through getting a shovel in the ground, then it goes out to bid and goes into construction for about one year. This was an existing contract that we had so they were able to put the money into that contract and expedite it. We are at the approval stage because it is changing the appearance and has to go to the Public Design Commission. Their intention is to go to the Public Design Commission in May. They think with the approvals it could be as early as July. Typical contracts are about one year to complete, but they think this will happen quicker than one year. BM Nikolopoulos asked the cost of the building and was told it was \$4.25 Million.

Chair Cruz stated that in order for Parks to go to the Public Design Commission they need a letter of support from Community Board Ten. Motion by BM Germack to support this proposal, seconded by BM Bortnick.

**Motion: CB 10 to send a letter to the Parks Department in support of the \$2.7 Million emergency design of the 97<sup>th</sup> Street pedestrian ramp at Shore Road Park. All in favor. Motion carried.**

Coach Woods from St. Patrick's sports program said that no matter how many barriers are put up parents are still hoisting children up over the barriers. He asked why they cannot put a metal plate there. Commissioner Maher replied that it is dangerous and they are closing it for public safety. They are not willing to risk injury to anyone. It has completely failed. They have studied it. He does not want a coach, kid or anyone taking a shortcut and being injured. He hopes the coach will go back to the parents, and he will mention it to the Pastor of St. Patrick's, that it is really important that the message gets relayed that it is not safe. Please take the message back to the parents that it is closed for public safety. Engineers checked it out and it is not safe. Thank them for their patience.

## TRAFFIC AND TRANSPORTATION COMMITTEE

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

**Motion: CB 10 to approve the street naming application submitted for Patrolman David Guttenberg Way, northwest corner of 86<sup>th</sup> Street and 7<sup>th</sup> Avenue. All in favor. Motion carried.**

BM Feliciano said it was a privilege to read the letters at the Committee meeting that were submitted for this application.

Committee Chair Capetanakis asked for a moment to not only recognize, honor and appreciate the family from the 68<sup>th</sup> Precinct who are here and are his brothers in blue, but to acknowledge that his own family is here. Patrolman Guttenberg's family came up to the podium and thanked Christian Durante, the Community Board and the 68<sup>th</sup> Precinct for keeping his grandfather's memory alive.

Regarding the street naming application for Our Lady of Angel's Way, BM Bortnick asked if this is a conflict with church and state issue. Committee Chair Capetanakis replied for street naming applications an organization has to be in existence for 40 years, there is nothing in the guidelines that barred it, and she has been told there is precedent. BM Johnson said it is a wonderful parish that serves the whole community. We are so lucky that we are of all ethnicities and have these houses of worship.



**Motion: CB 10 to approve the street naming application submitted for Our Lady of Angel's Way, corner of 4<sup>th</sup> Avenue and 73<sup>rd</sup> Street. All in favor. Motion carried.**

Committee Chair Capetanakis announced that if anyone is interested in distributing the MTA flyers regarding the 69<sup>th</sup> Street closure, please see Dorothy Garuccio after the meeting. BM El-Yateem asked if the MTA flyers are only in English and was told they are available on the website in every language. BM Feliciano asked if the flyer could be emailed and was told it would be. BM Bortnick said he spoke with Marcia Kramer who has an interest in the matter. He feels if we contact her between 4:30 and 5:15 PM at her station, there is a good chance she may come out her and put it on TV. Committee Chair Capetanakis said she understands there was one week's notice given at the 53<sup>rd</sup> Street station when that was closed. She asked if anyone has used the 69<sup>th</sup> Street station today. BM Kaszuba replied that they just started in the last few days with posters and some of the conductors are actually making the announcements. BM Grimaldi said there were no announcements but there were posters every third post. Committee Chair Capetanakis said the MTA is just beginning dissemination of information again about a one week turnaround with the understanding that people have to find their own way. We did not feel that was an adequate response and as DM Beckmann mentioned, the MTA is waiting to see what the real time situation is and then they will respond. Additionally, DM Beckmann has also followed up to our request for a response to our letter regarding the 86<sup>th</sup> Street elevator and we await their response.

Chair Cruz asked if there was anyone from Our Lady of Angel's who would like to speak. Arnie Fusco thanked the Community Board for approving the streetnaming application on behalf of Monsignor Noone and the parishioners.

A resident asked when the 69<sup>th</sup> Street station is scheduled to close and was told it is Saturday, April 29<sup>th</sup> and is supposed to be completed in six months. DM Beckmann said the MTA does not want to give a firm date because it may finish before or after, but they said to expect at least six months.

## **PUBLIC HEARING**

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

Committee Chair Kaszuba noted that the Committee voted to approve the BSA application for the property at 6202 14<sup>th</sup> Avenue with one condition that the buses will not be allowed to remain parked at any time outside of the school. BM Willis asked how we can ensure they follow the condition. The applicant's attorney, Jay Goldstein, replied that the Board of Standards and Appeals makes this part of their resolution, and they have started doing what they call enforcement actions. If they do not adhere to this restriction, which they fully intend on doing, then the neighbors can call the BSA and they will call a client's hearing. If they find they are not in compliance they can revoke the variance.

BM Bortnick asked if this is a Hebrew school are they going to be separating the women from the men. Mr. Goldstein noted this building will only be for the women. The three locations we discussed will be consolidated to one central building. BM Falutico asked where the buses will park and was told that part of the BSA requirement is that we provide long term buses with a lot.

BM Kieran asked if dormitory facilities would be added later. Mr. Goldstein replied that the plans they are proposing are the plans that are in front of this Community Board. There would be no changes once they are approved unless they go back to the BSA. BM Nikolopoulos asked the as of right height and was told it is 35' and is going to 81'. BM Nikolopoulos looked at it and it looks like an abandoned corner, so it would enhance the neighborhood. However, his concern is that going up six stories with nothing around it may set a precedent. Committee Chair Kaszuba said the Committee had the architect return to see if there was a way to lower it, and it did seem to be in scale with other education projects.



**Motion: CB 10 to approve the BSA Cal. No. 2016-4463-BZ application submitted for the property at 6202 14<sup>th</sup> Avenue for a variance to permit the construction of a Use Group 3 religious school within an M1-1 and R5B zoning district school under BSA Authorization section 72-21 contrary to zoning regulations, with the condition that the buses will not be allowed to remain parked at any time outside of the school during the day. 30 in favor; 1 “present” – BM Bortnick. Motion carried.**

Regarding the renewal application for an enclosed sidewalk café at Lobo Loco, BM Willis asked if their alteration application has been approved and DM Beckmann replied that it has not been approved as yet.

**Motion: CB 10 to approve the renewal application ULURP#N160371 ECK/DCA #144917-DCA for an enclosed sidewalk café at ABI Group LLC, d/b/a Zitelli's (Lobo Loco) for 11 tables and 42 chairs subject to the following stipulations:**

1. The establishment continues to operate without a DJ;
2. All doors and windows remain closed all year round at the establishment, and
3. The establishment returns for a six month review.

27 in favor. 4 opposed – BM Willis, BM Nikolopoulos, BM Feliciano, BM Hervas-Castaneda. Motion carried.

### **CHAIR'S REPORT – See Attached**

BM Johnson asked where the children are going after they leave Pre-K, since all our schools are 110% or 120%. Why do we keep agreeing to Pre-Ks for the Mayor when we should be building schools for the older children. BM Capetanakis stated that because of the overcrowding the elementary schools do not have the room for Pre-Ks anymore. The number of children who are Pre-K eligible far exceeds the number of seats available in your locally zoned schools. By housing the Pre-K centers it gives those children the opportunity to attend the extra year of school. She believes the Mayor's office announced a 3K pilot program which is only in two districts. DM Beckmann stated that we are always looking for locations. Karina Costantino indicated that there is not one school in District 20 that is below 130% capacity.

BM Johnson added that we are changing the zoning in some of our schools down to the 60's and we do not have the space. PS 127 is going to be rezoned into the 60's; they are on 79<sup>th</sup> Street. We have to accommodate all the children that live in our neighborhood. BM Capetanakis stated that District 20 is our school district but it extends to PS 179 which is on Avenue C to the Verrazano Bridge and up into Dyker Heights.

BM Rasinya said the Angel Guardian Home property is available. We as a board should demand that the School Construction Authority get together to do whatever they have to do. That would be a beautiful campus there. We should demand that they go back and look at it again and come up with some kind of deal. BM Nikolopoulos said there is an abandoned Victory Ambulance property on 7<sup>th</sup> Avenue. DM Beckmann asked if anyone has suggestions. Dorothy Garuccio stated the School Construction Authority gave us a website: [sites@sca.nyc.gov](mailto:sites@sca.nyc.gov). BM Nikolopoulos said the issue is they do not want to lease, they want to buy. BM Kieran said maybe the SCA can come to explain the process to us. BM Mulé asked about the HRA building on 4<sup>th</sup> Avenue. DM Beckmann said that is opposite Telecommunications High School and has been leased by NYU Lutheran.

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

A resident asked if there will be a rain barrel event. DM Beckmann replied that we had a rain barrel event last year, and this weekend Senator Golden had a rain barrel event. She told the resident that we may have another one in the fall. BM Falutico asked if they would have a supply of extra screening. DM Beckman said you can also ask for a rain barrel online. The resident replied that she called 718-595-3521 today and they



recommended calling Community Board 10. DM Beckmann told the resident we will try to get a rain barrel for her.

BM Seminara commended DM Beckmann and the Community Board Ten for keeping up with the spa issue. We had another big enforcement about 10 days ago and the local 68<sup>th</sup> Precinct got more involved this time.

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

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

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

Committee Chair Willis stated that the Committee voted to disapprove the SLA application at Ming Hao, Inc. at 848 64<sup>th</sup> Street unless the noted stipulations were agreed to. Since they did not have a quorum at the meeting, a motion was needed. Motion by BM Nikolopolous, seconded by BM Leonardos.

BM Bishara asked about 170 seats with only 20 tables and was told they are big round and rectangular banquet sized tables. BM Feliciano asked if it is typical to have so many stipulations. Committee Chair Willis replied the reason is that this premises has a terrible adverse history; long, sordid, violent, and was previously used as a karaoke establishment. Every time there was a return to that type of business, there was the return of bad history. We were very concerned with that and crafted these stipulations to try to avoid that type of situation. BM Seminara said the stipulations are very well written.

**Motion: CB 10 to disapprove the new SLA Beer/Wine/Cider Application at Ming Hao, Inc., 848 64<sup>th</sup> Street unless the following stipulations were agreed to and made a part of the applicant's license:**

1. **The method of operation of the Premises will be a restaurant only;**
2. **The hours of operation shall be limited to 12 noon – 12 midnight;**
3. **There shall be no karaoke and no karaoke equipment or systems at the Premises;**
4. **Only pre-recorded, background dinner music played at a level that shall enable patrons to have ordinary dinner-level conversation, and vocal and/or acoustical (limited to not more than one (1) instrument) performances, shall be permitted at the Premises;**
5. **The windows and doors shall remain shut during the aforesaid permitted vocal and one-instrument acoustical performances;**
6. **There shall be no d.j. and/or loud music permitted at the Premises;**
7. **There will be no dancing at the Premises and the applicant/licensee will not apply for, obtain, or hold a cabaret license for the Premises;**
8. **The Premises shall have a floor plan substantially in conformance with the plans presented to the Community Board, a copy of which are annexed hereto, including removal of all existing karaoke rooms and expansion of the existing kitchen;**
9. **There shall be no promoted events at the Premises, nor shall the licensee use a promoter in connection with the Premises;**
10. **If the applicant intends to change the method of operation at the Premises or an alteration, the applicant shall advise the Community Board no less than three (3) months in advance of same, and appear and present such changes to the Board for its review and prior approval;**
11. **The applicant shall appear before the Community Board and the Committee in September for a review of its operations, and agrees to return thereafter if requested by the Community Board to address any complaints or issues that may be raised with the Community Board regarding the Premises or operations thereat.**

**All in favor. Motion carried.**



## ENVIRONMENTAL COMMITTEE

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

It was noted that a motion was needed from the floor to write a letter to the DSNY Commissioner asking to review its change in policy. Motion by BM El-Yateem, seconded by BM Rasinya.

BM Sokoloski said they have not used the small trucks in years. The truck would pull up to the drive and sanitation workers would travel down with two wheel containers. He suggests they do that again. For the organics, there are 16 houses and two brown cans. He said the bulk is never picked up on Friday, it is always over the weekend, and sometimes it is 10 days to two weeks before they pick it up. DM Beckmann said there are 30 that used to be cleaned regularly by MLP; 62<sup>nd</sup> Street, 8<sup>th</sup> Avenue, the overpasses, 7<sup>th</sup> Avenue. That ended with organics. Now our super has to beg for this service and we may get it once a month or every other week. We are starting to get complaints from residents on 62<sup>nd</sup> Street, 8<sup>th</sup> Avenue, 7<sup>th</sup> Avenue, the step streets. This also impacted the very uniquely configured alley streets because there is not that public space. We lost that with organics. She does not feel with organics we should be losing any type of service especially one that is so unique and specific to Bay Ridge. Chair Cruz said these streets have very narrow sidewalks. BM Germack asked about Shore Court and was told that street is not serviced by this truck. Committee Chair Nikolopoulos noted that it is not just about these four streets, because the organics program is throughout the City. There are a lot of these alley streets in the whole City and it is about those as well. BM El-Yateem asked to move the question.

**Motion: CB 10 to write a letter to the DSNY Commissioner to review its change in policy for the expansion of the Organics Recycling Program to CD 10 in its entirety, including the following impacts to DSNY services within the District:**

- **Changes to bulk collection**
- **Changes to MLP service and schedule**
- **Changes to collection of trash and recycling for residents of Lafayette and Hamilton Walk and Wogan and Barwell Terrace and to residents on the adjacent city streets.**

**All in favor. Motion carried.**

BM Bortnick asked why we do not just go to court and sue the Mayor and the agencies and try to find out why they are doing things like this.

## YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE

Youth Services, Education, Libraries Committee Chair D'Amelio rendered the Committee report. See attached. Discussion followed.

Committee Chair D'Amelio noted that since the Committee did not get to do a review and make recommendations perhaps we should ask for recommendations tonight. For example, specifically asking for a letter to be sent to SCA asking to be included in the design process; a letter to the State Office of Historic Preservation asking to be included in that process; and possibly a letter to SCA asking for more details on soil mitigation. Motion by BM Grimaldi, seconded by BM Sokoloski.

BM Falutico asked if this is the appropriate time to add that zoning setbacks between the school and residential properties be maintained and was told it is. BM Seminara said there is a lot of rodent problems during construction and there has to be appropriate baiting. BM Pulaski said the original design for Telecommunications High School was all glass and the Community Board insisted that it look like the original



building. Chair Cruz asked if the HDC person Councilman Gentile had in his office could help us. We want to be involved with the whole process.

BM Johnson asked if this new extension is really going to be serving 116 students. Chair Cruz said that they are already over capacity, over 167%, the second most overcrowded school in the district. BM Capetanakis said with rezoning it may wind up being more children. BM Pulaski said with Telecommunications there was restoration inside. Chair Cruz said Laurie Windor noted that often when additions are added further renovations are done in the school, and a common one is to update the lunchroom.

**Motion: CB 10 to write the following letters regarding the upcoming School Construction Authority proposed addition at PS 127, 7805 7<sup>th</sup> Avenue:**

- **Letter to the School Construction Authority asking to be included in the design process;**
- **Letter to the State Office of Historic Preservation asking to be included in their process;**
- **Letter to the School Construction Authority asking for more details on soil mitigation.**

**All in favor. Motion carried.**

Chair Cruz noted that at that meeting we included the information that pertains to the extension of PS 127. However, there were people who came to discuss illegal conversions and had no interest in the school at all. It took three people to run the meeting, and BM Willis stepped up and led it. We know how important the illegal conversion issue is and we do not minimize that in any way, but the school came first that night. BM Rasinya would like to invite the School Construction Authority to the Education Committee's May meeting to talk about the Angel Guardian Home, and also someone from the Mayor's office, because this is about the money. We have to press this issue and see what we can do. He asked if this is going to be a motion and was told it was. BM Pulaski asked if the SCA came back to us about 93<sup>rd</sup> Street and Chair Cruz responded that they did not. She thinks we have to do a follow up in three months. BM Grimaldi is noticing that agencies are ignoring us and asked what is going on with the City that they are not being responsive. DM Beckmann said it is very frustrating adding that some agencies are more responsive than others.

## **ZONING AND LAND USE COMMITTEE**

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

BM Falutico thinks it is sad that we need housing for extra stuff and we have a homeless problem. Committee Chair Kaszuba said that the text amendment will actually make it harder for new self-storage because you will need a special permit.

## **OLD BUSINESS**

## **NEW BUSINESS**

Chair Cruz announced the new Nominating Committee: BM Rasinya, Chair, with Board Members Collins, McCone, Amato and Germack.

Motion by BM El-Yateem to adjourn. With no further business, Chair Cruz adjourned the meeting at 9:45 PM.

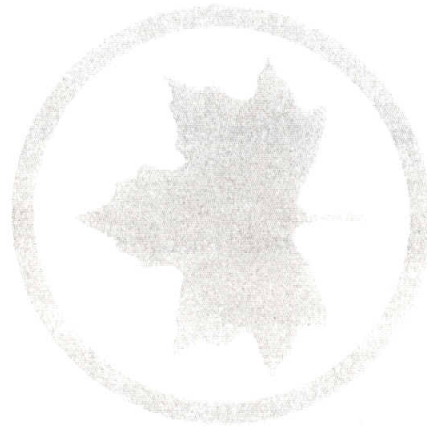


# SHORE ROAD PARK PEDESTRIAN PATH AT 97TH ST BOROUGH OF BROOKLYN

Contract CNYG-514M Reconstruction and Stabilization of  
Retaining Walls Citywide

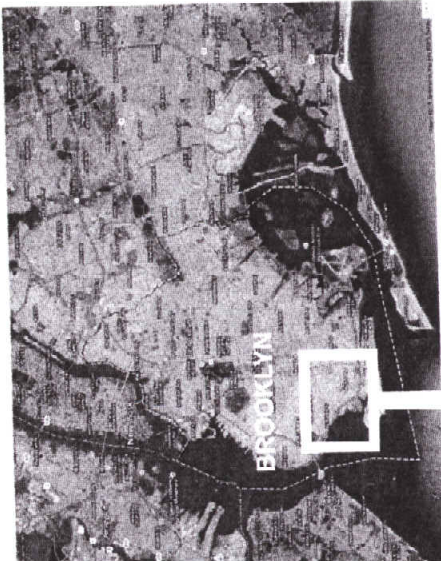
CB Meeting 10 Parks Committee  
April 24, 2017

Brooklyn Borough Commissioner: Martin Mahr  
Project Manager: Allaire O'Connor  
Landscape Architect: Michele White RLA

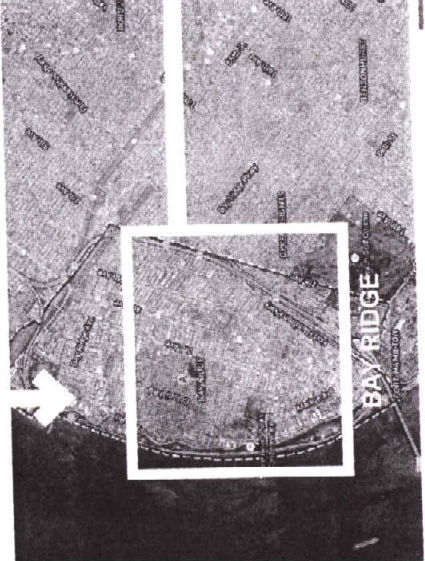


**NYC Parks**



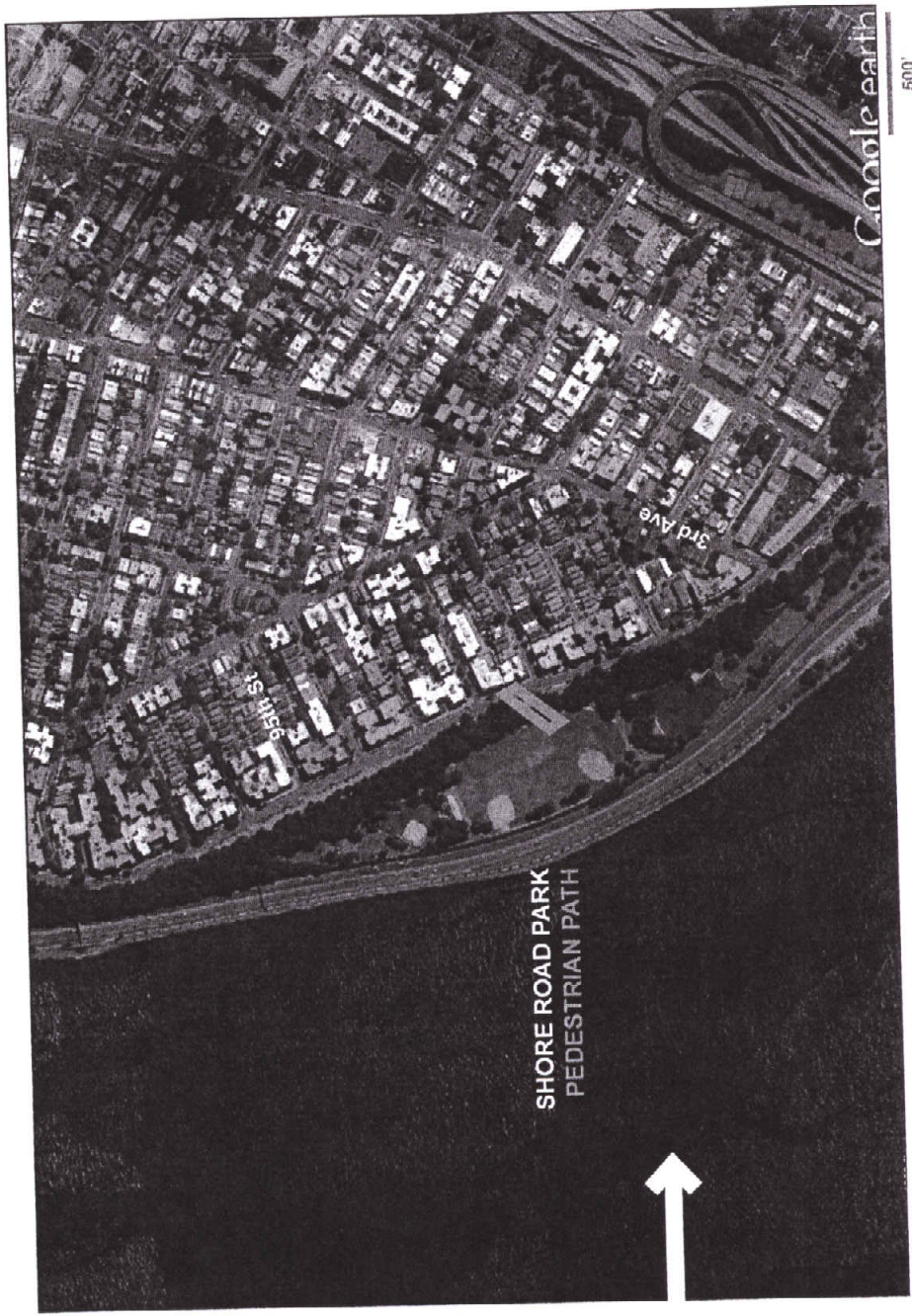


2 MI



1000'

NEIGHBORHOOD



SITE



# SHORE ROAD PARK PEDESTRIAN PATH | Project Location



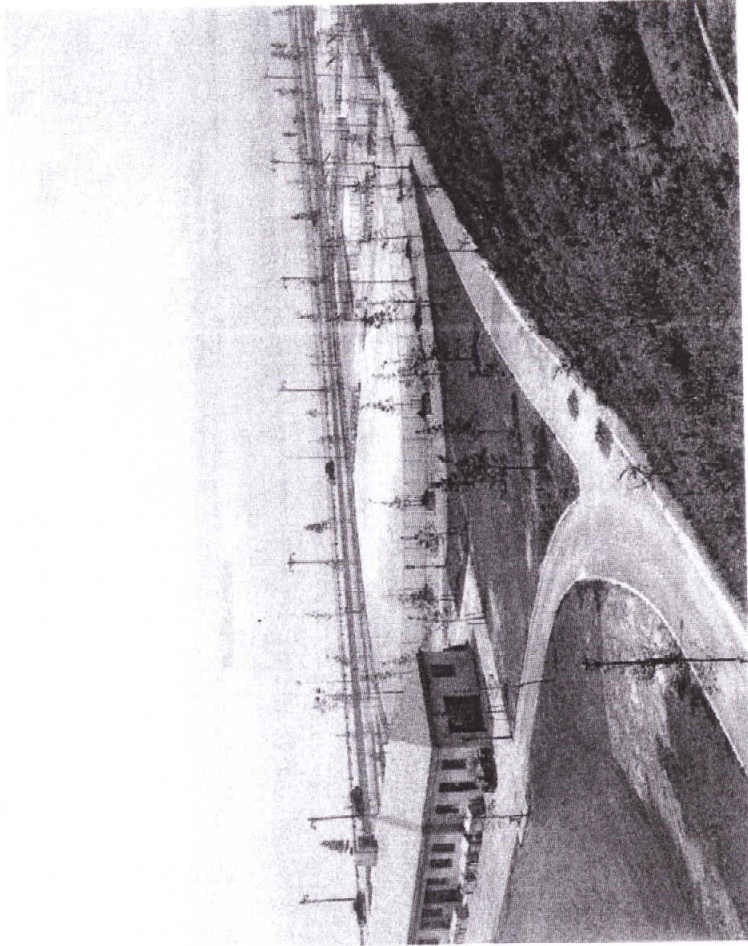
## GOALS

- Replace existing collapsed concrete ramp with ADA pedestrian compliant accessible path

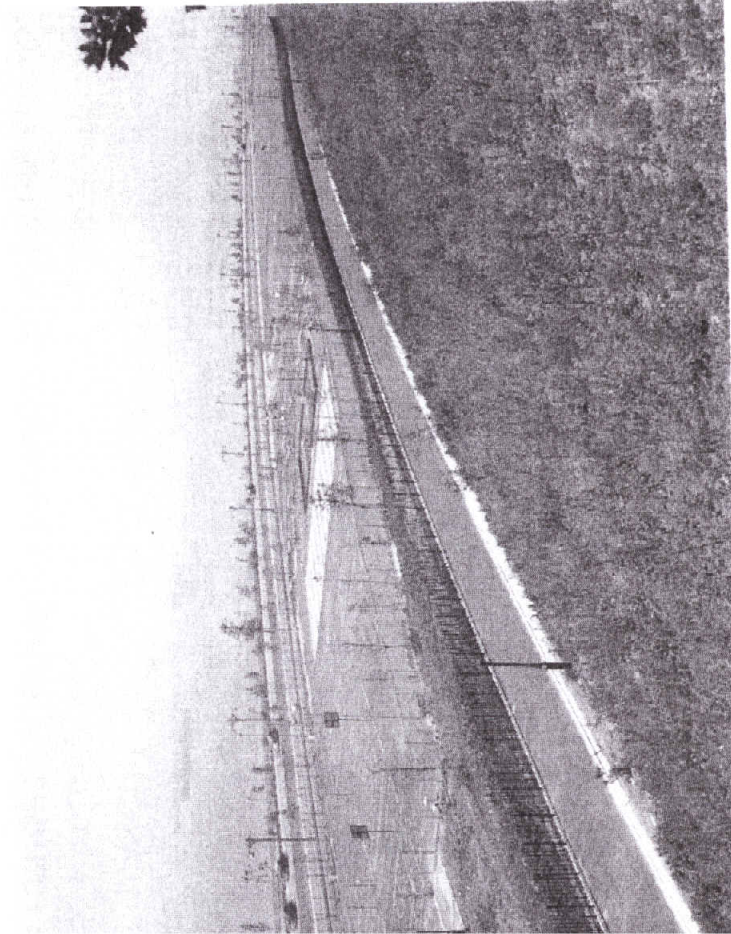
**TOTAL BUDGET:** 2.7 Million (Mayorally Funded 2017)

**PROJECT SIZE:** 450 linear feet





Shore Road Park, Shore Road Parkway, Brooklyn, June 18, 1942



Road Park, Shore Road Parkway, 95th St to 97th St., June 1942

**SHORE ROAD PARK PEDESTRIAN PATH | Historic Photos**





World • United States • NY • New York • Brooklyn

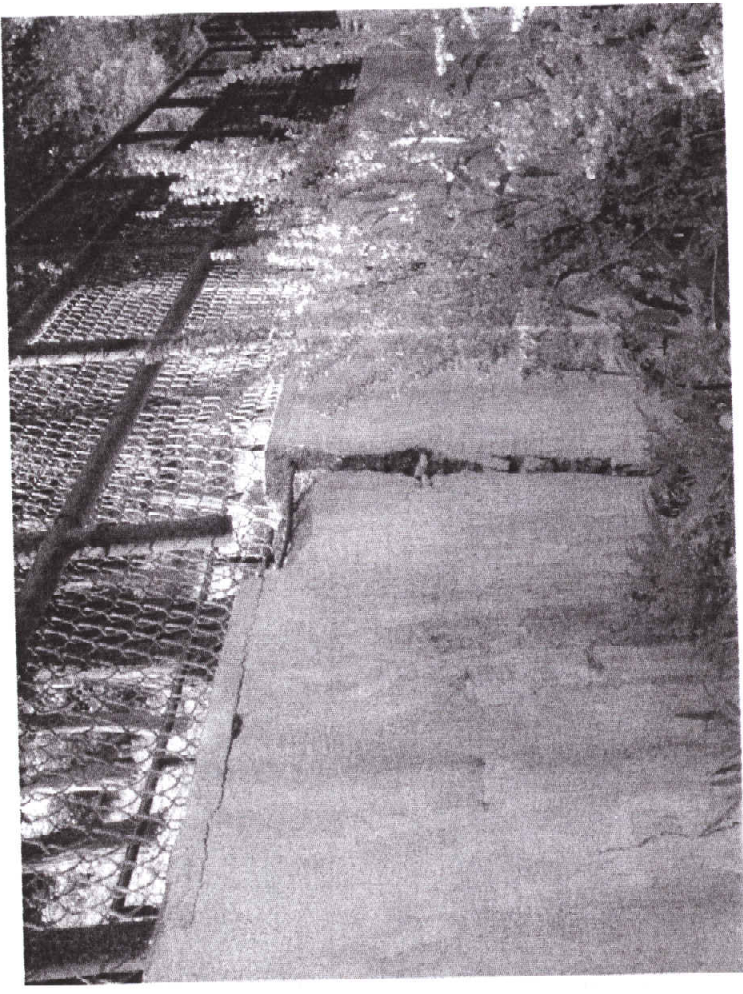
NT

SHORE ROAD PARK PEDESTRIAN PATH | Bird's-eye View of Existing Ramp Location

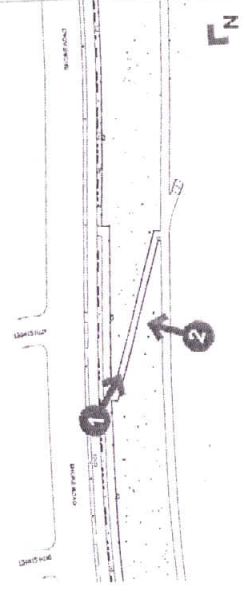




POLES FORMING IN RAMP PAVEMENT

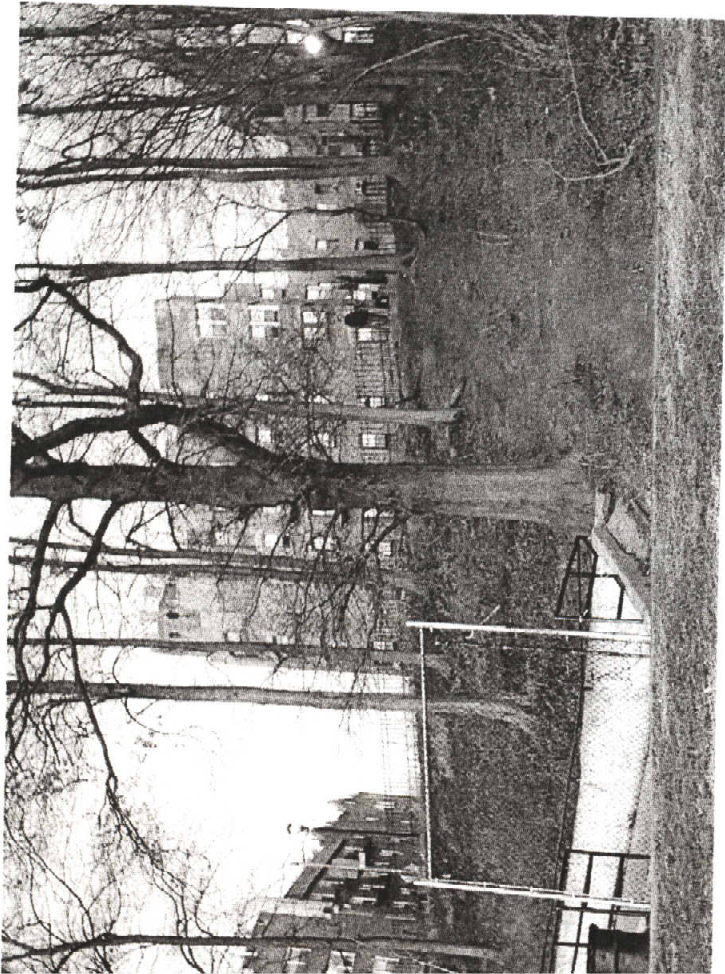


2. RAMP WALL COLLAPSING

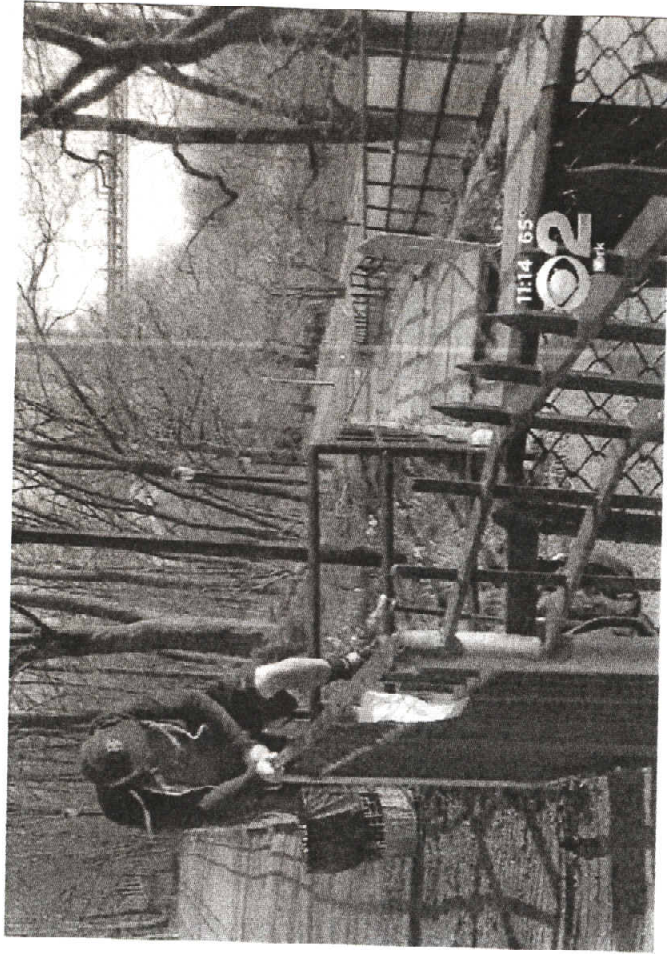


SHORE ROAD PARK PEDESTRIAN PATH | Current Ramp Conditions

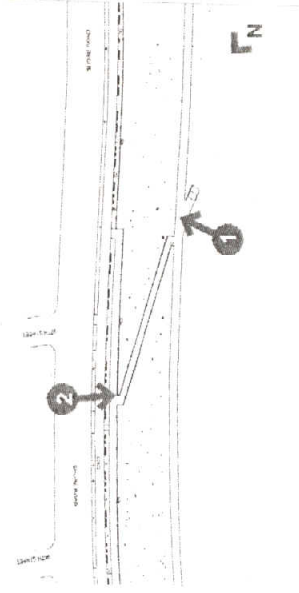




EROSION ON SLOPE WHERE PEDESTRIANS HAVE CREATED NEW PATH



2. PERSON CLIMBING FENCE TO REACH BALLFIELD MORE QUICKLY



SHORE ROAD PARK PEDESTRIAN PATH | Current Ramp Conditions





97th ST.

Pedestrian Flow

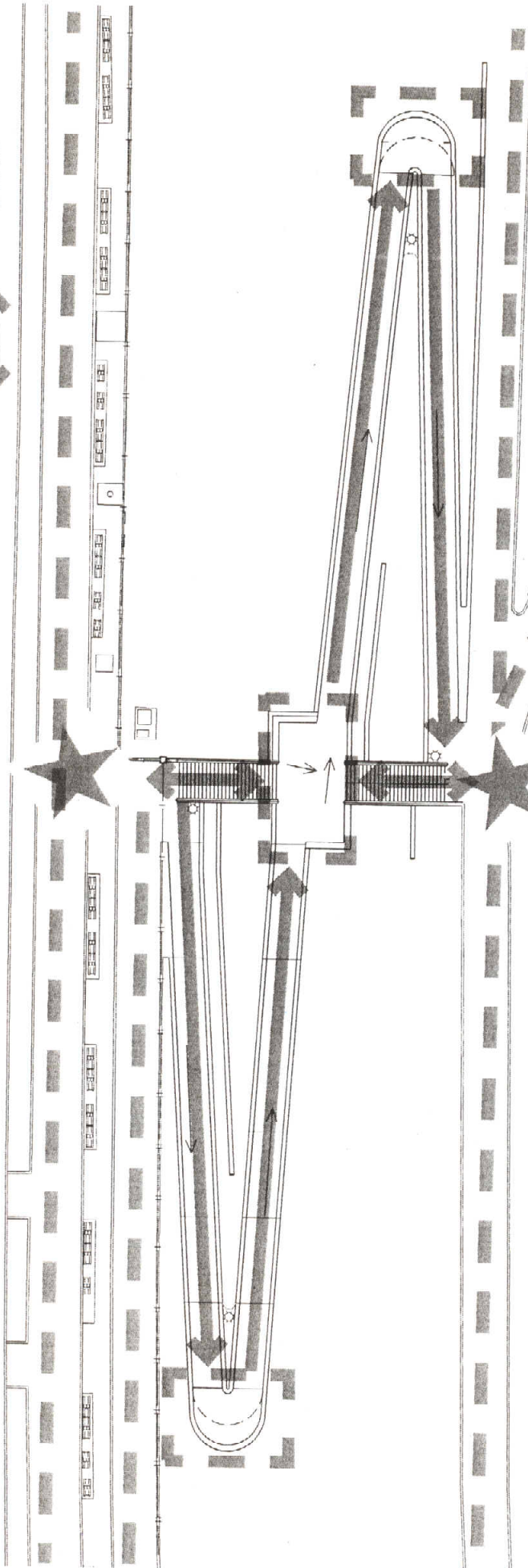
Landing

Entry / Exit Points

Accessible Path

Stairs

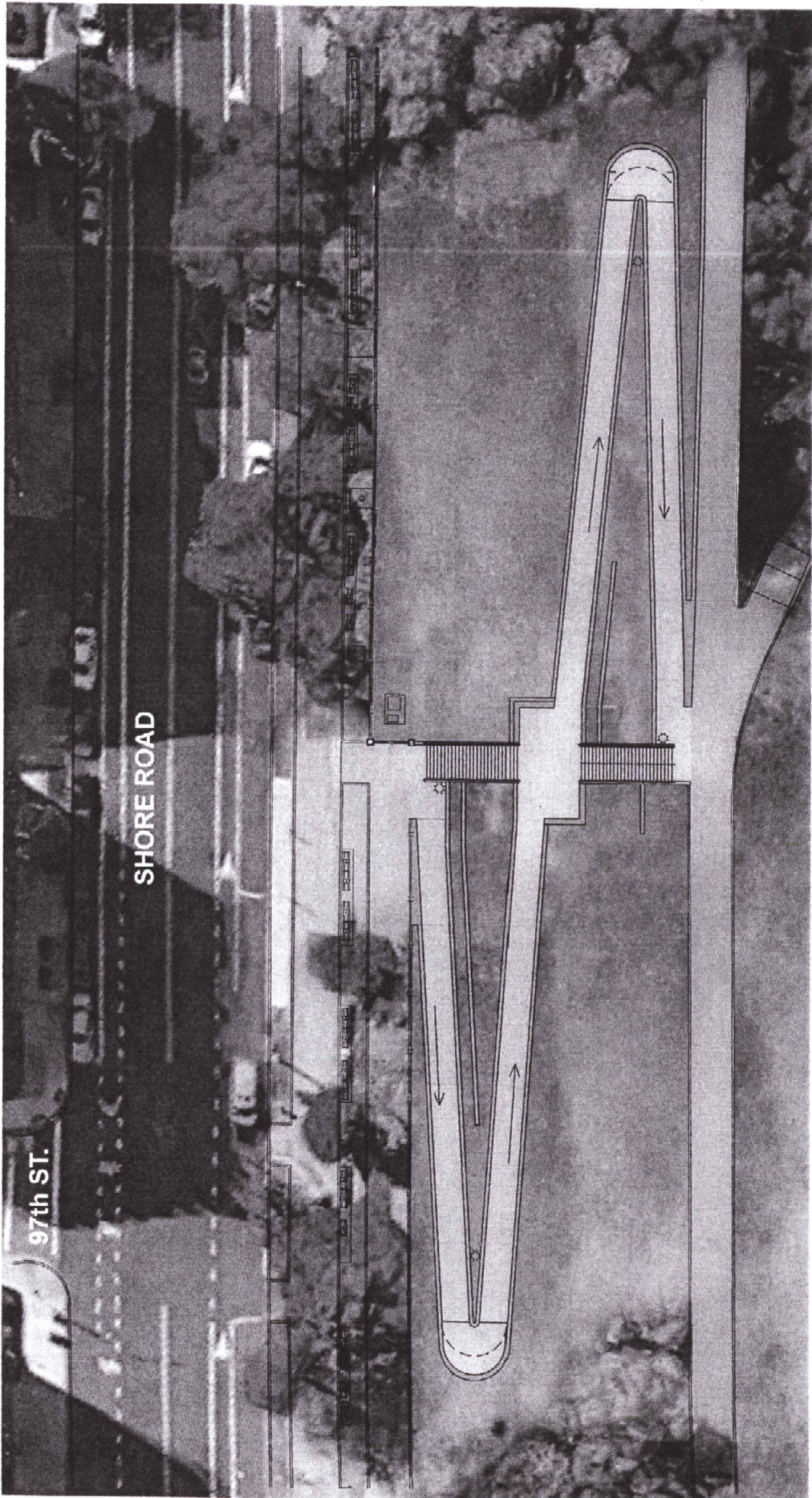
SHORE ROAD



SHORE ROAD PARK PEDESTRIAN PATH | Concept Diagram

To Ball Fields

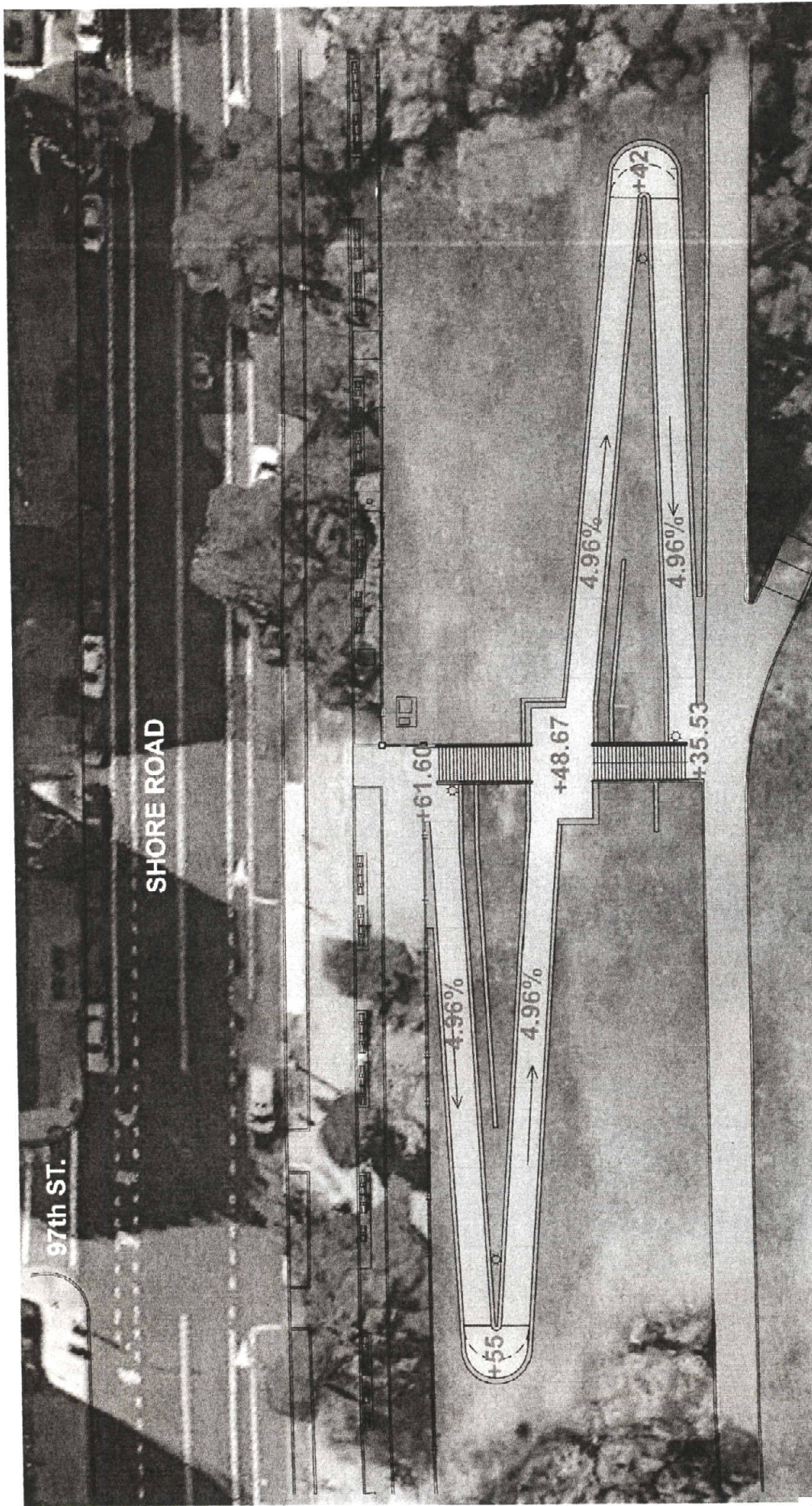




N

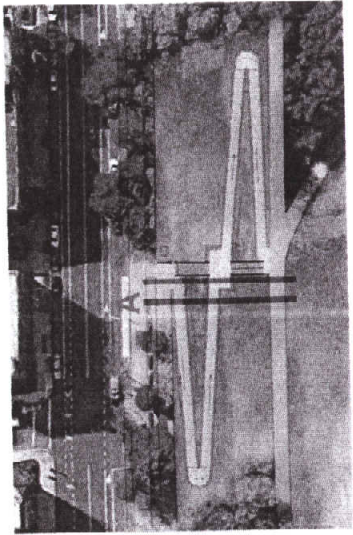
SHORE ROAD PARK PEDESTRIAN PATH | Schematic Plan





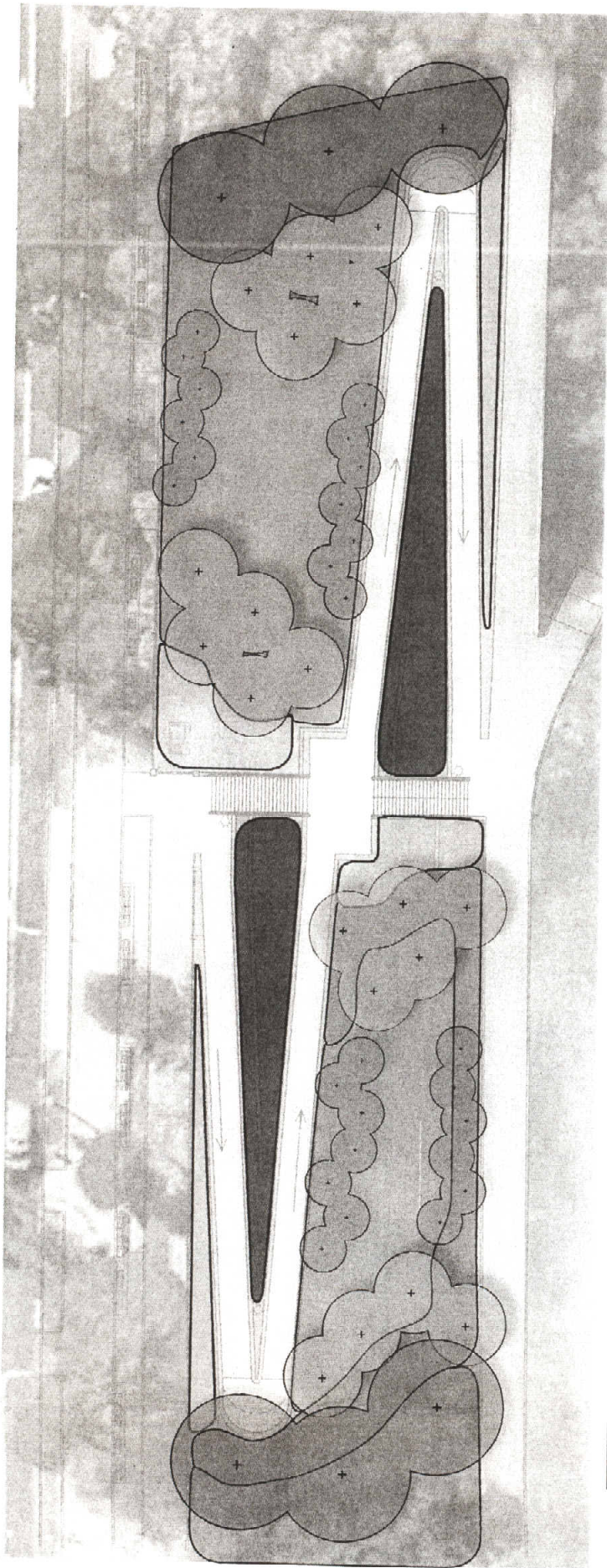
SHORE ROAD PARK PEDESTRIAN PATH | Schematic Grading Plan












SHORE ROAD PARK PEDESTRIAN PATH | Sections



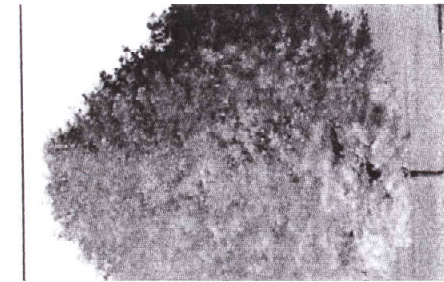


-  Evergreen Groundcover
-  Steep Slope Seed Mix
-  Grasses
-  Low Native Shrubs & Ferns

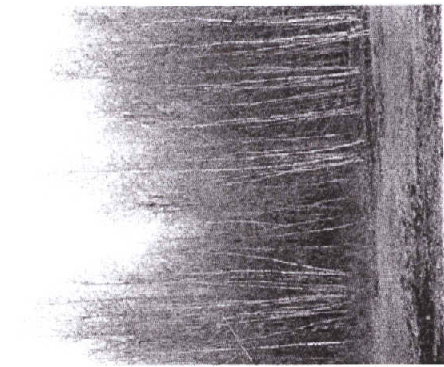
-  Major Shade Tree
-  Understory Flowering Trees
-  Medium Native Shrub

SHORE ROAD PARK PEDESTRIAN PATH | Schematic Planting Plan

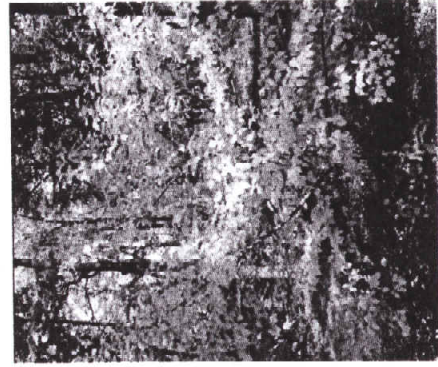




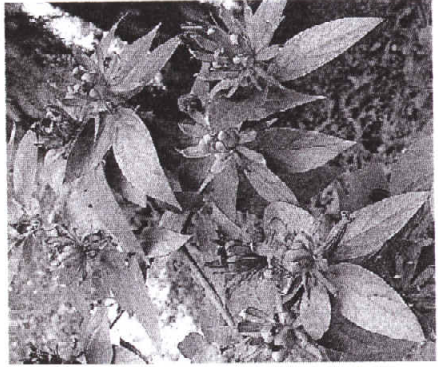
Maple



Gray Birch



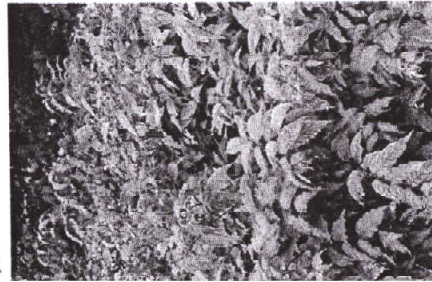
Ironwood



Carolina Allspice



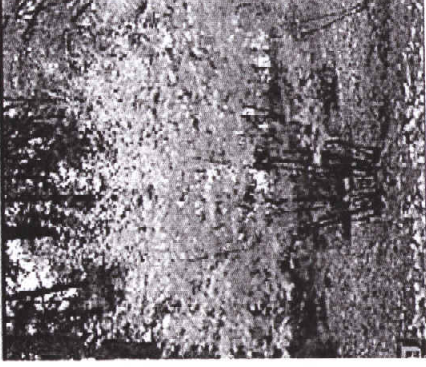
Fragrant Sumac



Ash Honeysuckle



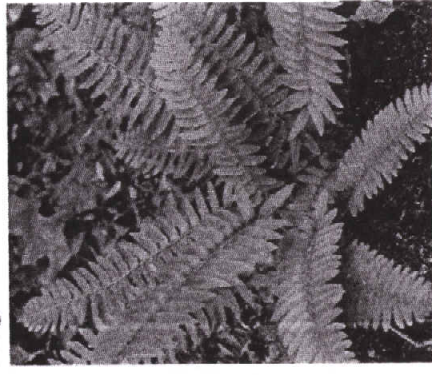
Grey Owl Juniper



Common Witch Hazel



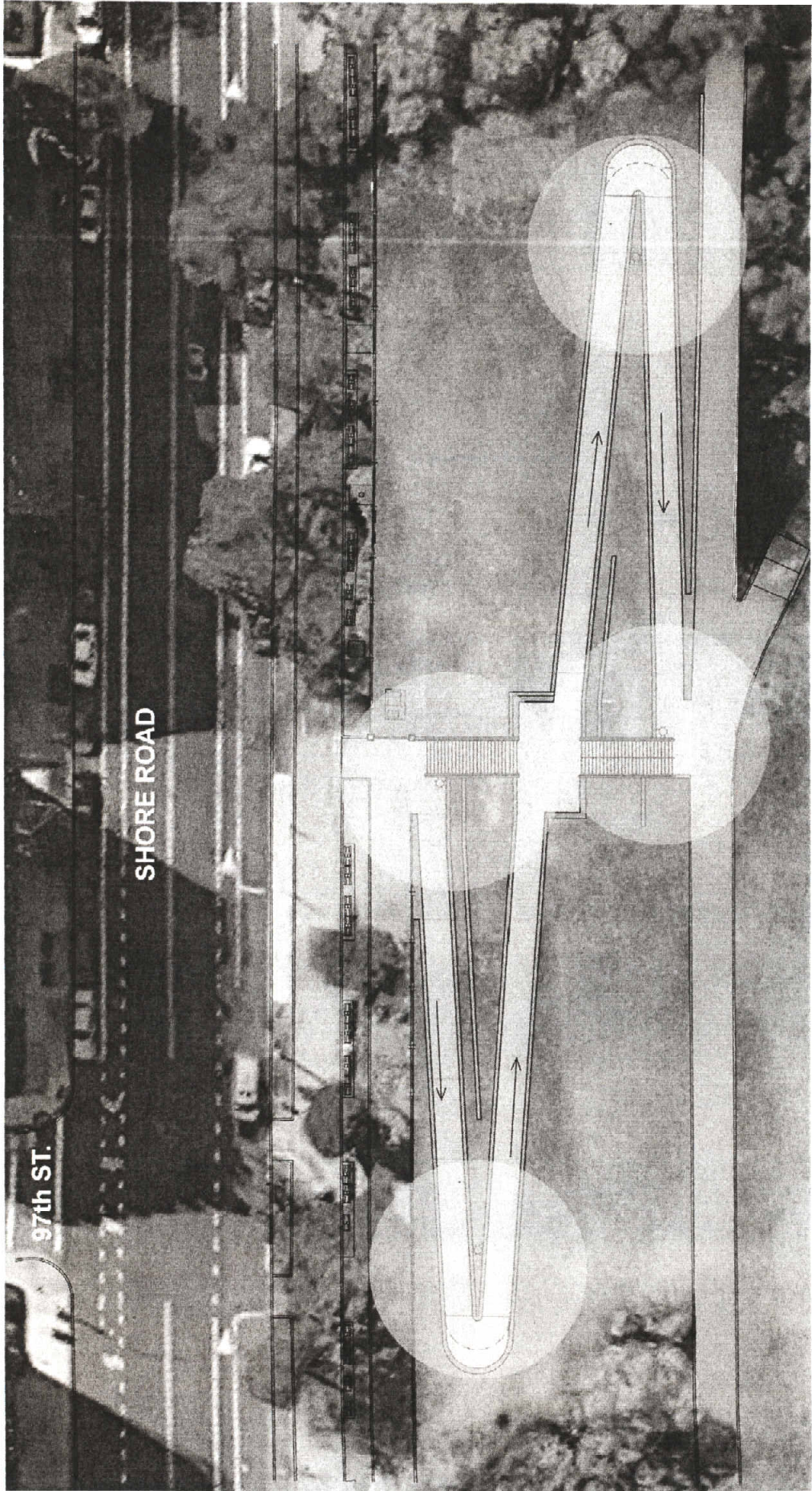
Common Snowberry



Christmas Fern

### SHORE ROAD PARK PEDESTRIAN PATH | Schematic Planting Palette

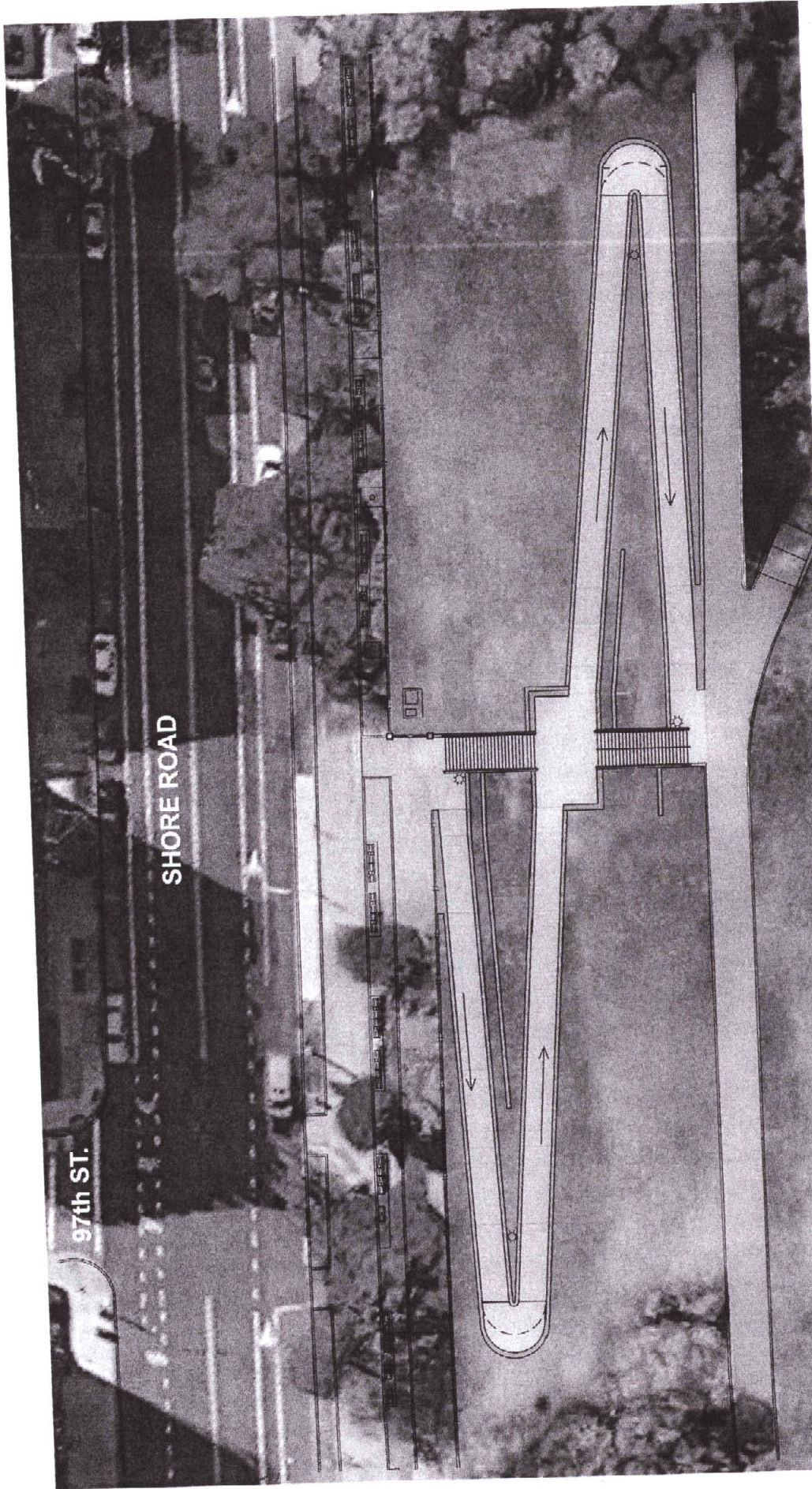




SHORE ROAD PARK PEDESTRIAN PATH | Schematic Lighting Plan







97th ST.

SHORE ROAD

SHORE ROAD PARK PEDESTRIAN PATH | Schematic Plan



**Traffic and Transportation Report: April 20, 2017**  
**Chair: Jaynemie Capetanakis**

Committee Members:

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

The membership of the Traffic and Transportation Committee met on Monday, April 20, 2017 at 7:00.

- **The first item on the agenda was the street naming application for Patrolman David Guttenberg Way, northwest corner of 7<sup>th</sup> Avenue and 86<sup>th</sup> Street.**  
-In March, our committee was presented with a heartfelt and moving tribute as Auxiliary Officer Christian Durante told us about Patrolman David Guttenberg from the 68<sup>th</sup> Precinct, who was killed in the line of duty on December 28, 1978. When Officer Guttenberg entered an auto-parts store intending to help someone avoid getting a ticket, he in fact entered a robbery in progress and was shot and killed. Having served NYPD for 18 years, he was 49 years old and left behind a wife and four children. Through the detailed documentation in their application, we learned about a life of service, honor and ultimately, sacrifice. It was also previously suggested by committee member Larry Stelter that Officer Guttenberg's shield number be added to a street sign. Our committee met in quorum and unanimously recommended to approve this application. Discussion and vote.
- **The next item was for a street naming application for Our Lady of Angels Way at 73<sup>rd</sup> Street and 4<sup>th</sup> Avenue.**  
-In March, our committee heard from Mr. Arnold Fusco and Monsignor Kevin Noone that this year, Our Lady of Angels celebrates its 125<sup>th</sup> Anniversary. The parish has a distinguished history serving this community as a house of worship, as a neighborhood center with numerous charitable ministries to help those in need, and for their elementary school, now Holy Angels Academy, which has served generations of children. OLA was described as a beacon of faith and service for the Bay Ridge Community and for these reasons, they have requested the street renaming in recognition of its contributions to the community and people it serves. Our committee met in quorum and unanimously recommended to approve this application. Discussion and vote.
- Our committee also discussed our frustration regarding our concern regarding the upcoming closure of the Bay Ridge Avenue subway station. The MTA response to our Bay Ridge Avenue letter states that there will be no shuttle service. The MTA will monitor to determine if additional buses will be needed on the B9 during peak hours. Committee members voiced concern as to whether we should distribute flyers to our community members who use that subway station. Our District Manager has obtained the...



flyer that is on their website. We encourage others to share this information. If anyone is interested in distributing flyers at the 69<sup>th</sup> Street Station. Please see Dorothy after tonight's meeting.

- Additionally, our District Manager has also followed up to request a response to our letter regarding the 86th Street elevator. We await their response.

The meeting was adjourned at 7:45 pm.

Respectfully Submitted,

  
Jayne Marie Capetanakis

April 23, 2017



### Introduction

The ZALUC Committee Meeting met in Quorum at 7:00 on April 4, 2017 at the CB 10 District Office.

### Topic #1

The Committee continued discussion regarding application for a BSA Variance, 2016-4463-BZ, which seeks to permit construction of a six story school plus rooftop playground at 6202 14<sup>th</sup> Avenue. This application was originally discussed in January. At that time we asked the applicant to return with the project architect to discuss the possibility of lowering the height of the project.

To refresh our memories the application was presented by attorney Jay Goldstein on behalf of the non-profit Jewish religious institution known as Mosdos Satmar BP. The variance would allow a permit to construct a Use Group 3 religious school within a M1-1 and R5B zoning district.

The school began operation four years ago and presently has a total enrollment of 1,031 students (boys & girls, nursery to 12<sup>th</sup> grade). The boys' and girls' programs operated separately with different principals, teaches, and schedules. The proposed project would seek to build a school building to house the girls' division, which as of now enrolls 504 students. Currently the school is spread out among three rented spaces in Borough Park because no single location can accommodate their needs. The applicant projects that in the next 8 years the number of female students alone will grow to about 1285. Thus the need for a much bigger space, ideally at one location. All of the students attending this school live in the Borough Park area.

All students from Pre-K to 6<sup>th</sup> grade would be bused to school, older students will walk to school. There will be 6 buses in the morning for pre-school and 9 buses in the morning for elementary school. In the afternoon, 5 buses will pick up at 4pm and another 5 buses at 6pm. The system in place will allow for staggered drop off and pickups to prevent double parking of buses. The buses will drop off in front of the school along 14<sup>th</sup> Avenue and 62<sup>nd</sup> Street. The applicants agreed to not allow any buses to park in front of the school on either 14<sup>th</sup> Avenue or 62<sup>nd</sup> Street at any time of day.

The proposed site for the new school is located on the northwest corner of the intersection of 14th Avenue and 62nd Street. At this site presently stands a two-story industrial building with open storage area and temporary sheds. The site historically was used as a lumber and construction supply business.



The proposed school will have 53 classrooms as well as a gymnasium, auditorium, cafeteria, library, labs, office space, and other multipurpose rooms. The six-story building, will have a height of 81 feet and an FAR of 4.85, as of right they can have only up to 2.3 FAR and 30 feet. The cellar level will be used for lunchroom and kitchen and the roof above the sixth floor will be an open play area for all students.

The waivers sought would be to: (1) allow for a school built in an M1-1 district, (2) increase as of right FAR from 2.3 to 4.85, (3) increase lot coverage in the R5B district from as of right 55% to 75%, (4) increase maximum street wall height, and lessen setback requirements, (5) eliminate front yard and side yard requirements for the R5B district.

The original meeting was attended by a couple local residents who were concerned with increased traffic issues due to the bus drop offs and pick-ups, density, and parking. The applicants who were present spoke to being familiar with the area and hoped to make sure the school buses did not add to traffic issues.

The Committee in January discussed the application at considerable length and the focus of discussion dealt with the busing, the concern over bus parking, and the height and bulk of the proposal. The Committee agreed that buses not being allowed to park at any time in front of the school should be a condition of any approval of this special permit and even though the applicant intends to comply with this, it needs to be part of the official BSA variance.

However, the committee was not comfortable with approving the height of the proposal and asked that the applicant work the project architect to see if the overall height could be lowered at least eight feet while still maintaining the same number of floors.

At our April 4<sup>th</sup> meeting, the applicant returned with the project architect Mark Mariscal and gave a thorough analysis comparing the project specifications with NYC SCA planning standards and guidelines. It must be noted, that SCA does not have authority however since this is a private school. The comparison demonstrated that the plans were more or less in sync with the SCA guidelines and did not leave much room to decrease the heights of the classrooms, auditorium or cafeteria.

The Committee did receive a more recent letter with about 30 signatures from local residents stating they were against the project citing community traffic issues.

Following Committee discussion it was believed that even though the size of the project may be a little large, we believe that because it will be used as a school it is more favorable and the Committee was comfortable with the architect's analysis. The Committee believed that this area would benefit from this well designed and architecturally appealing structure. The Committee also felt that since this new school will be consolidating its other nearby locations that in reality it won't be adding that much more traffic to the area.



The Committee voted unanimously in quorum to support the application with one condition that the buses will not be allowed to remain parked at any time outside of the school.

## **Topic #2**

The Committee reviewed DCP Renewal Application ULURP #N160371 ECK/DCA #144917-DCA for an enclosed sidewalk café at ABI Group LLC better known as Lobo Loco located at 8530 3<sup>rd</sup> Avenue. The application is to renew the enclosed sidewalk café of 11 tables and 42 chairs, located on the 86<sup>th</sup> Street side.

This is the same location was subject to a Police and Public Safety SLA item. Since the February 27, 2017 meeting there have not been any noise complaints. Prior to that there were 124 noise complaints from a period of August 6<sup>th</sup> to from Feb. 26<sup>th</sup>. Since the February meeting Lobo Loco has cancelled using a DJ.

The Committee voted in quorum to approve the renewal subject to the following stipulations, (1) The establishment continues to operate without a DJ, (2) All doors and windows remain closed all year round at the establishment, and (3) The establishment returns for a 6 month review.

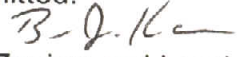
## **Topic #3**

The Board was sent notification of DCP Self-Storage Text Amendment to establish a special permit for all new self-storage development in proposed designated areas located in manufacturing districts. The Committee believed that since none of these designated areas are found in CB10, and without thorough knowledge about the text amendment and the issues that the proper course of action would be to take no official action. The District Manager will send a letter noting why no action is taking place.

---

The Meeting was adjourned at 8:30PM

Respectfully Submitted:

Brian J. Kaszuba   
Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josephine Beckman, DM

Doris Cruz, CB10 Chair

Brian Kaszuba, ZALUC Chair

Steven Harrison

Joanne Seminara

Barbara Germack

Susan Pulaski

Dean Rasinya



CHAIR'S REPORT APRIL 24, 2017

I want to begin by thanking Judy Collins. She is our liaison to the Fort Hamilton Army Garrison and attended a March meeting on my behalf. Judy graciously goes to these events to represent our Board. She also attends Brooklyn Borough Board meetings when I cannot attend. I would also like to thank Susan Pulaski for attending Boro meetings on my behalf.

On April 13, 2017 a meeting was held at the District Office with the School Construction Authority to discuss the construction of a Pre-K school at 369 93<sup>rd</sup> Street. This meeting was hastily called when it was learned that construction was underway.

Construction has started on this facility. The SCA did not come before CB10 during the design phase as was requested in our approval letter. The SCA said the approval goes to their general counsel and does not always filter down to the appropriate personnel. However, the construction is underway.

Two lots were combined. The building will be 3 stories with a 37 foot height. It will have a full cellar. The perimeter fence facing 93<sup>rd</sup> Street will be wrought iron with a retaining wall in the rear and chainlink fencing on the sides.

The play area is in the front, 93<sup>rd</sup> Street side of the building. It was placed there to get maximum sunshine for outdoor play. There could be two classes at a time in the play area. In addition to the play area with equipment, there will be an open area adjacent to it.

Each classroom will have its own bathroom and sink and drinking fountain. It will have two elevators, an interior area for stroller parking. The basement will have an exercise room, a warming pantry (there will be no cooking) and it will house electrical facilities and the custodians office. The second floor will have classrooms and a community room. There is one stairway going to the roof. There will be acoustical screens for the mechanicals to minimized noise to the adjacent buildings. There will be a total of 14 classrooms, a nurse's office, principal's office and an admin office. The architects noted that there are great views of the Verrazzano Bridge from the southfacing second and third story classrooms.

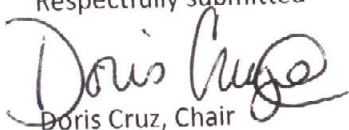
The façade is a curtain wall system with terra cotta metal panels to mimic brick. The windows will open. Side walls will be precast concrete. The rear yard is slightly smaller than allowed by zoning.

This is a Pre-K, so there is no busing. The building will have video surveillance and the wrought iron gates will be locked during non-school hours.

After reviewing the details of the school, discussion turned to security concerns on 93<sup>rd</sup> Street. There are at least 3 known drug locations on this block. 93<sup>rd</sup> Street has the highest number of 311 calls in CB10. The 68 Precinct continues to watch the location and has made several drug related arrests. The Mayor's Office of Special Enforcement and the 68<sup>th</sup> Precinct are coordinating on the other drug issues on th block.

CB10 made its approval of a Pre-K school at this site conditional upon the eliminating the problems emanating from the Prince Hotel. CB10 has been working with the Mayor's Office of Special Enforcement on the Prince Hotel. Unfortunately, a Sheriff's Sale did not take place. Some fines have been paid, but the issue remains in litigation. We were promised a ruling in February, but that has not happened. DM Beckmann is in regular contact with the Mayor's Office of Special Enforcement on the Prince Hotel. But we are at a standstill.

Respectfully submitted

  
Doris Cruz, Chair

**DISTRICT MANAGER REPORT**  
**APRIL 24, 2017**

Board Members,

As you know, there has been a great deal of digging and excavation from a number of street projects. First, nearly 3800 properties in Community District 10 are planned to receive an external shut off by National Grid as part of planned work to comply with Local Law 30. This work is moving along very quickly... some residents feel too quickly. The District Office has received many complaints from frustrated residents about open trench work, gas leaks following the installation of the turn offs, and the duration of time it is taking for final restoration. We are also getting complaints about inadequate restoration work that many feel is substandard. In response we are working with residents on all complaints and in contact with a liaison from National Grid and the Department of Transportation when necessary. If you feel the work was substandard or unhappy with final restoration please let us know.

As stated in the agenda, I wanted to provide you all with an update of a meeting that was held on March 29, 2017 jointly with the Dyker Heights Civic Association regarding the Dyker Heights Lights and tourist viewing. It was the second meeting held with Dyker residents to listen to how best to improve the viewing and ever growing tourism. It was a very productive meeting and residents in attendance were supportive of formalizing the Dyker Lights organic tourism into a street activity permit. As you know, while we all love the beautiful displays, in recent years the growing tourism has created some quality of life concerns raised by local neighbors including:

- More police personnel needed for crowd control and safety
- Illegal vending creating blocked sidewalks
- Traffic control officers needed to ensure pedestrian safety
- Disorderly groups into the early morning hours
- Need for additional public receptacles
- Noise from amplified sound
- Blocked driveways
- Commuter vans and bus congestion

The meeting was attended by the directors of the Street Activity Permit Office and CECM. We discussed the benefits of the Community Board filing for a permit for the 2017 Holiday Season. A street event permit would bring much needed police, sanitation and traffic control resources. While the neighbors in attendance were supportive, we will be reaching out by mail to residents in the area of 83<sup>rd</sup> Street to 86<sup>th</sup> Street and 11<sup>th</sup> to 14<sup>th</sup> Avenues for feedback. The special event permit would be in effect from December 1<sup>st</sup> through January 3<sup>rd</sup>.

The Special Event Permit would include the following:

1. Location: 83<sup>rd</sup> Street to 86<sup>th</sup> Street, 11<sup>th</sup> to 14<sup>th</sup> Avenue
2. Possible parking restrictions ONLY during peak times along 84<sup>th</sup> Street between 11<sup>th</sup> to 13<sup>th</sup> Avenue. (Residents impacted by any parking restriction will receive placards to access 84<sup>th</sup> Street) Peak time would be December 15<sup>th</sup> through January 1<sup>st</sup>.
3. 86<sup>th</sup> Street: limited bus drop off area
4. Timing of Lights to be turned off at an agreed time
5. No vending
6. All fundraising must be disclosed as part of the application
7. No DJ/amplified sound permits

If the residents are supportive of the permit application, it will be presented before the Traffic and Transportation Committee of Community Board Ten.



Council Member Gentile shared some good news regarding **Intro. 139B- a bill which aims to regulate the hookah smoking industry by adding hookah to the Smoke Free Air Act which is supported by CB10.**

As you know, hookah bars remain unregulated in New York City and have been found to incorporate tobacco into their hookah, allow underage youth entry, and emit volatile toxins into the air. **Intro. 139 would help to combat the hookah epidemic.** This revised bill would take a more health and safety orientated approach while remaining sensitive to the culture and small business model. The Health Committee Hearing on the bill will take place on April 27<sup>th</sup> at 10am. Council Member Gentile will be holding a press conference on the steps of City Hall with other Council Members, advocates, and stakeholders preceding the hearing at 9am. If anyone would like to attend, please let me know.

#### **ANNOUNCEMENTS**

Thursday, April 27<sup>th</sup> 7:00 PM NYC Parks and Shore Road Conservancy will host a community session to discuss your ideas on a conceptual design for the future of Shore Road Park. The meeting will be held at Fort Hamilton High School. We encourage Board Members to attend.

**FIVE BOROUGH BIKE TOUR** is Sunday, May 7, 2017 – if you plan on travelling please take note check our website for street and highway closures.

**Bay Ridge Jewish Center** – 4<sup>th</sup> Avenue at 81<sup>st</sup> Street – 9am to 4pm Flea Market. All are invited to attend there will be 50 vendors new and used items.. free admission.

Next meeting of Community Board Ten will take place on Monday, May 15<sup>th</sup> – 7:15pm at the Norwegian Christian Home 1250 67<sup>th</sup> Street.

Respectfully submitted,

  
Josephine Beckmann

District Manager

**COMMUNITY BOARD TEN  
TREASURERS REPORT**

Fiscal Year: July 1, 2016 to June 30, 20

Budget Appropriation for FY 17

\$229,896

|                                 | 7/31/16            | 8/31/16            | 9/30/16            | 10/31/16           | 11/30/16           | 12/31/16           | 1/31/17            | 2/28/17            | 3/31/17            | 4/30/17       | 5/31/17       | 6/30/17       | Y - T - D          |
|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|--------------------|
| DISTRICT MANAGER                | \$11,081.48        | \$8,751.78         | \$8,751.78         | \$8,751.78         | \$8,751.78         | \$13,097.67        | \$8,751.78         | \$8,751.78         | \$8,751.78         | \$8,751.78    | \$8,751.78    | \$8,751.78    |                    |
| COMMUNITY COORDINATOR           | \$7,400.68         | \$5,279.64         | \$5,064.91         | \$5,438.96         | \$5,438.96         | \$5,572.09         | \$5,438.06         | \$5,438.06         | \$5,438.06         | \$5,438.06    | \$5,438.06    | \$5,438.06    |                    |
| COMMUNITY ASSOCIATE             |                    | \$2,775.00         | \$1,853.00         | \$1,864.00         | \$1,996.00         | \$2,859.00         | \$1,996.00         | \$1,996.00         | \$485.08           |               |               |               |                    |
| COMMUNITY ASSISTANT             |                    |                    |                    |                    |                    |                    |                    |                    |                    |               |               |               |                    |
| <b>Total Personnel Services</b> | <b>\$23,756.16</b> | <b>\$15,961.42</b> | <b>\$15,950.29</b> | <b>\$16,075.64</b> | <b>\$16,075.64</b> | <b>\$24,113.76</b> | <b>\$16,075.84</b> | <b>\$16,075.84</b> | <b>\$14,654.92</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$158,659.1</b> |

| Expense Code                        | Description                    | 7/31/16    | 8/31/16    | 9/30/16    | 10/31/16  | 11/30/16  | 12/31/16   | 1/31/17   | 2/28/2017 | 3/31/17    | 4/30/17 | 5/31/17 | 6/30/17 | Y - T - D   |
|-------------------------------------|--------------------------------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|------------|---------|---------|---------|-------------|
| 198                                 | Telephone                      |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 19X                                 | Intra-City Supplies            |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 406                                 | Intra-City Telephone           | 210.62     | 208.56     | 103.95     | 211.62    | 210.33    | 203.83     | 210.83    | 248.75    | 198.63     |         |         |         |             |
| 106                                 | Supplies & Materials           |            |            |            |           |           |            |           |           | 1151.18    |         |         |         |             |
| 131                                 | Printing Supplies              |            |            |            |           |           |            |           |           | 2,000.00   |         |         |         |             |
| 117                                 | Restripe                       |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 120                                 | Cleaning Supplies              |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 169                                 | Data Processing Supplies       |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 303                                 | Telecomm. Equipment            |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 314                                 | Office Furniture               |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 318                                 | Office Equipment               |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 319                                 | Security Equipment             |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 332                                 | Books                          | 75.00      |            | 75.00      |           | 75.00     |            |           |           | 75.00      |         |         |         |             |
| 337                                 | Books                          |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 402                                 | Telecommunications             |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 412                                 | Restripe/Resequencing          | 193.00     | 193.00     | 93.00      | 193.00    | 193.00    | 93.00      | 193.00    | 193.00    | 193.00     |         |         |         |             |
| 412                                 | Advertising                    |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 431                                 | Printing Misc. Equip           |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 431                                 | Local Travel Expenses          |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 602                                 | Telephone Maintenance          | 32.41      | 32.41      | 06.30      | 32.41     | 32.41     | 06.00      |           | 32.41     | 32.41      |         |         |         |             |
| 613                                 | Office Equip. Maint            |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 613                                 | Data Process Equipment         |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 613                                 | Printing Supplies              |            |            |            |           |           |            |           |           |            |         |         |         |             |
| 613                                 | Computer Services-Contract     | 1,200.00   | 2,000.00   |            | 381.30    |           |            |           | 660.00    | 2,453.00   |         |         |         |             |
| 613                                 | Printing Services              |            |            |            |           |           |            |           | 174.30    |            |         |         |         |             |
| 613                                 | Hotel Security Conc. Vandalism | 170.00     | 170.00     | 70.00      | 170.00    | 170.00    | 70.00      | 350.00    | 174.30    | 170.00     |         |         |         |             |
| 613                                 | Printing Services              |            |            |            |           |           |            |           |           |            |         |         |         |             |
| Total Other than Personnel Services |                                | \$1,890.43 | \$1,364.07 | \$1,074.37 | \$957.03  | \$805.73  | \$1,074.24 | \$891.24  | \$951.16  | \$5,905.42 | \$0.00  | \$0.00  | \$0.00  | \$15,013.65 |
| TOTAL PS AND OTHER EXPENSES         |                                | 25,645.59  | 17,725.49  | 17,024.66  | 17,032.67 | 16,881.37 | 25,188.00  | 15,767.08 | 17,027.00 | 20,560.34  | 0.00    | 0.00    | 0.00    | 173,673.50  |

TOTAL UNCOMMITTED BUDGET BALANCE

\$56,221.40

  
 Aspresides standing  
 Sandy Valdes, Treasurer



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

Date/Time: April 03, 2107, 7:00 p.m.

Called to Order: 7:10 p.m.

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

Quorum: No (attendance sheet attached)

---

**Review of Stipulation Agreement and On Premise SLA License for 8201 Phoenix Rising**  
**d/b/a The Pearl Room in response to residents' complaints**

**Premises: 8518 3rd Avenue**

200 Foot/500 Foot Hearing: n/a

In response to resident complaints, the licensee was asked to meet with the Committee to address them, and to review the licensee's Stipulation Agreement. There were 26 noise complaints to 311, 6 calls and e-mails to the District Office, all complaining about noise from the premises, including during hours beyond the licensee's stipulated closing time of 11pm on Fridays and midnight on Saturdays. The residents of 310 85<sup>th</sup> Street reported noise after midnight from loud music, d.j., and patrons congregating on the sidewalk outside the premises. A resident who could not attend the meeting complained of noise on Friday and Saturday nights between 10pm and 2am, requiring the resident to keep all windows closed and wear ear plugs. The licensee appeared by its owner, Anthony Rinaldi. Mr. Rinaldi stated that the premises had hosted some private parties with a d.j. provided by the customer, and that despite his requests to have the d.j. lower the music, the customer's d.j. did not comply, and he had already decided not to allow this kind of arrangement any more. He did say that a few events ran over the stipulated hours of operation, and that he would correct this in the future, and that he would make greater efforts to ensure that the front door remain closed and that patrons be disbursed. The licensee undertook to meet again with the Committee to address any continued or future issues, and the Committee thanked Mr. Rinaldi for his cooperation.

**SLA Application for Wine, Beer, Cider License for Ming Hao, Inc.**

**Premises: 848 64<sup>th</sup> Street**

200 Foot/500 Foot Hearing: n/a

This is an application for a new Wine, Beer, Cider License at 848 64<sup>th</sup> Street, the former location of Crown KTV. The applicant appeared by its owner, Mr. Jun Lin, and its attorneys, Sal Aspromonte, Esq. and Wesley Yu, Esq., of Dansker & Aspromonte Associates. Mr. Avi Leshes of the Brooklyn Chamber of Commerce also appeared in favor of the application. The C/O permits an occupancy of 187 persons and use as an eating and drinking establishment. This applicant appeared before the Board in September 2016, for a full On-Premise Liquor License for a restaurant and bar at the Premises. At that time the Board voted to disapprove the application based upon the significant adverse history of the Premises, the layout (including the retention of the existing karaoke rooms and insufficient kitchen), the limited bar-type menu, the applicant's lack of experience with operating a drinking establishment, and concerns regarding the sufficiency of staffing, control, and monitoring of the Premises.

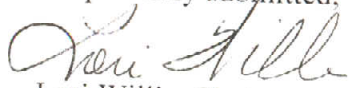
POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

At the April 3 Committee meeting, the applicant presented a significantly modified, and more specific plan for a restaurant with only a restaurant Wine, Beer, Cider license and a restaurant menu. The applicant submitted floor plans for the Premises, which included expansion to a restaurant-size kitchen, and removal of the existing karaoke rooms to achieve an open plan, retaining only two small rooms for private dinners or lunches. The applicant advised that construction has already started, and the karaoke equipment and the sound system have been removed. The premises will have only background, dinner music, played at a level that is consistent with similar restaurants located in Brooklyn China Town, such as Park Asia, and the like. The premises will have 20 tables, with 170 seats, and one service bar, and the existing circular bar will be removed. The hours of operation will be: 12 noon to 12 midnight, 7 days a week. The Committee voted to disapprove this application, unless the following stipulations were agreed to and made a part of the applicant's Wine, Beer and Cider liquor license:

1. The method of operation of the Premises will be a restaurant only;
2. The hours of operation shall be limited to 12 noon – 12 midnight;
3. There shall be no karaoke and no karaoke equipment or systems at the Premises;
4. Only pre-recorded, background dinner music played at a level that shall enable patrons to have ordinary dinner-level conversation, and vocal and/or acoustical (limited to not more than one (1) instrument) performances, shall be permitted at the Premises;
5. The windows and doors shall remain shut during the aforesaid permitted vocal and one-instrument acoustical performances;
6. There shall be no d.j. and/or loud music permitted at the Premises;
7. There will be no dancing at the Premises and the applicant/licensee will not apply for, obtain, or hold a cabaret license for the Premises;
8. The Premises shall have a floor plan substantially in conformance with the plans presented to the Community Board, a copy of which are annexed hereto, including removal of all existing karaoke rooms and expansion of the existing kitchen;
9. There shall be no promoted events at the Premises, nor shall the licensee use a promoter in connection with the Premises;
10. If the applicant intends to change the method of operation at the Premises or an alteration, the applicant shall advise the Community Board no less than three (3) months in advance of same, and appear and present such changes to the Board for its review and prior approval;
11. The applicant shall appear before the Community Board and the Committee in September for a review of its operations, and agrees to return thereafter if requested by the Community Board to address any complaints or issues that may be raised with the Community Board regarding the Premises or operations thereat.

There being no further business, new or old, the Meeting was adjourned.

Respectfully submitted,

  
Lori Willis, Chair





COMMUNITY BOARD TEN GUESTS

Date: April 3, 2017

Subject: CB10 Police & Public Safety

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

| Name/Address    | Phone #      | Fax# | E-Mail Address           | Organization/Affiliation                         |
|-----------------|--------------|------|--------------------------|--|
| Ari Leskies     | 918 875 1000 |      | leskies@seawyclematd.com | Bridal Chamber                                   |
| Wesley Yu       | 347-543-2242 |      | wesley@adavalaw.com      | Doubler & Associates                             |
| SAL ASSROMONTE  | 912-732-1129 |      | SAL@DANDALAW.COM         | DANKER & ASSROMONTE<br>30 WESLEY ST<br>NYC 10007 |
| JUN LIN         | 718-737-5163 |      |                          |  |
| Anthony Rinaldi | 347-529-1234 |      | The Real Room BKlyn.com  |  |
|                 |              |      |                          |  |
|                 |              |      |                          |  |
|                 |              |      |                          |  |
|                 |              |      |                          |  |
|                 |              |      |                          |  |
|                 |              |      |                          |  |



## **Environmental Committee Board report**

April 24, 2017

On March 27, 2017 at 7pm, the environmental committee had a town hall meeting at St. Patrick's Auditorium which attracted about <sup>300-</sup>100 residents which exhibited various stages of anger towards the Dept of Sanitation. Iggy Terranova, a dept of Sanitation rep was also present and answered many questions.

Effective October 2, 2016, all of CB 10 began district wide organics recycling. Several weeks after this implementation, the district office noticed an increase of calls relating to missed bulk collections, missed alley collections, and areas once regularly cleaned by Dept of Sanitation were no longer being serviced. There were 257 calls into 311 from Oct 2016 to March 2017

The change to district wide organics collections in CB10, resulted in a change of all sanitation trucks being the dual loader type (one side for garbage, the other for organics) thus creating two big problems for our residents:

- A. Dual bin trucks prevent the collection of bulk items because they no longer fit in the compartment. All Bulk items in our district are now to be put out on the second garbage day of the week. A separate, single bin truck will go by and pick up bulk items. If the sanitation employees miss the items, they can be out there for another week. This is creating a new onset of illegal dumping.
- B. The second issue is that we lost the MLP or Motorized litter patrol trucks. These are smaller, single bin, compact sanitation trucks which were utilized to service alleys, overpasses and other areas in our district. The alley truck, equipped with two sanitation workers, would pick up refuse from unique alleys or streets, within our district twice a week.

The 4 alleys or streets in our district that were directly affected by this are:

**Wogan Terrace** (94th street bet Gelston and 5th avenue),

**Barwell Terrace** (97th street bet 3rd and 4th avenue),

**Hamilton Walk** and

**Lafayette Walk** (both located on 94th street bet 4th and 3rd avenues).

It has been a long standing policy of the Sanitation dept to collect garbage from these streets. The unique configuration of these unmapped streets necessitated the dept of Sanitation to implement this policy nearly 80 years ago. They are now asking the residents of these blocks to bring their garbage to the nearest public street corner, in front of someone else's house. Imagine having a whole street's garbage piled up in front of your home. This has caused tension among neighbors and a serious quality of life issue. I personally visited these locations and witnessed garbage in bags piled up with no bins. I saw pallets, sofas, a washing machine and loose garbage all over the sidewalk at Wogan Terrace. Once the weather gets warmer, we are foreseeing rats, stray cats, and raccoons picking through the garbage that is not covered. This is also a big safety issue for the elderly residents that now have to drag there garbage up to half a block away to the nearest public street.

NYC Administrative code 16-120 says "A person may not use another person's receptacles without permission, or place their refuse in front of a premises other than the building in which they reside or work." The fine ranges from \$100-\$300.

The new Dept of Sanitation directive is contrary to the Administrative code of the city of New York.

We are in full support of the organics program but it has flaws that need to be addressed prior to the city pushing this program to other districts. The dept of Sanitation has not asked us for feedback of the pilot organics program nor has responded with answers to questions form residents and the district office. The



Sanitation rep has also not come back to us with answers to certain resident concerns, as promised.

**We are asking for a motion to:**

“Write a letter to the Commissioner asking to review it’s change in policy... To put garbage out in front of someone else home.... and, to restore the MLP service to the streets affected until a mutually beneficial solution can be found”

Respectfully submitted,



Nick Nikolopoulos

Motion Passed

Motion

“

## YOUTH SERVICES, EDUCATION AND LIBRARIES COMMITTEE

### **RE: Upcoming Construction at P.S. 127K**

On Thursday, April 20, 2017, the committee met at McKinley Junior H.S. to discuss an addition to P.S. 127K.

Community Board 10 and several local elected officials have received many questions regarding the addition to P.S. 127K.

The meeting was held at McKinley Junior High School because the principal of P.S. 127K, Agatha Alajandro, and the District Superintendent, Karina Costantino, felt that the community room at P.S. 127K was not large enough to accommodate the meeting.

The meeting was to be a dialogue between residents, school staff, parents, and School Construction Authority. Prior to the meeting, the District Office summarized the many inquiries into 5 questions. Prior to the Q & A session, the list of inquiries was read. From that list of inquiries, the questions formulated for the meeting.

#### **Question 1: How far along in the design is the P.S. 127K extension?**

There are 3 phases to a school project:

1. Scope – (General parameters of the project)
2. Design – (After the analysis is done, it goes to a full design)
3. Construction – planned for summer 2018 or a little earlier. Completion expected with planned opening Sept., 2021

P.S. 127K is in the Scope phase. Therefore, the location within the school grounds has not been determined. Neither have the classrooms and other facilities needed.

Assembly Woman Pamela Harris **asked how adjacent homes are protected during the construction.** The response was that if homeowners sign the SCA Licensing Agreement prior to construction, then SCA takes measures to go in and protect their homes.

**A question about asbestos was brought up.** No asbestos in the new construction. Once the wall is broken to join the new building with the old building (expected summer of 2021), abatement will take place throughout work by a 3<sup>rd</sup> party.

**What about work on weekends?** Per Fred Malay: Work on Saturdays is not done as a rule; but if work needs to get done before the deadline it may be the case. For example, brickwork that must be complete before winter sets in.



## YOUTH SERVICES, EDUCATION AND LIBRARIES COMMITTEE

**Question 2: Can Residents be part of the design phase to ensure that the extension reflects the historical significance and beauty of the building?**

Yes, the community can be involved and CB 10 has a history of involvement with the design of other school sites. Such as the School of Telecommunications and P S/I S 30K, the "Green Church" school.

The school superintendent emphasized the need for community involvement.

**Question 3: Can the SCA address the Environmental Report?**

As part of the construction process, the SCA does soil testing. Their testing in April 2016 shows that the soil contained several metals, pesticides, and volatile organic compounds that are higher than state standards. In September 2016, a letter was sent to parents advising them of the findings.

Parents and residents are concerned. The SCA stated that the metals and pesticides detected are typically found in historic fill materials at similar concentrations throughout the five boroughs.

Based on the findings, and as standard SCA practices, a soil vapor barrier<sup>1</sup> will be integrated into the design of the proposed addition.

All solids to be excavated during construction will be properly characterized to identify appropriate material handling, reuse, and/or disposal requirements. A minimum of two feet of environmentally clear fill will be over all landscaped area. Undisturbed there is no adverse impact on the students. The SCA insures that soil will be handled properly in accordance with all DEP regulations.

**Question 4: Can SCA provide the total population of the school with the addition?**

Currently 516 (utilization 316) plus the 330 seats. Do we take the utilization of the 316 (what the school can accommodate) and add that 330 new seats for the total of 646 students - which is a net increase of 130 students?

There will be a net increase of approximately 130 students. The space need of the school was clearly demonstrated.

They do not have an auditorium, hence the meeting at McKinley. They do not

---

<sup>1</sup> membrane plastic wrapped around what is below grade level

## YOUTH SERVICES, EDUCATION AND LIBRARIES COMMITTEE

have a gym, a science room, or an art room., "Specialty" teachers travel around the school with a cart.

There was concern that part of the schoolyard/playground would be lost and this would be detrimental to the students because they would have less access to play space and well needed activity.

The District Superintendent noted that the PE (Physical Education/.Gym) is a requirement.

Concerns were raised about the traffic and the crossing at the 78<sup>th</sup> Street exit of the BQE. The SCA said there should be an EIS (Environmental Impact Statement) for the project, but neither CB 10 nor the District Superintendent have seen the report.

**Question 5:** Can SCA commit today the design will be presented before final approval to this Community Board for review and comments?

The SCA said that the plans would be presented for review.

**Conclusion:** Normally, at the end of a public meeting, the committee recaps and makes comments and/or recommendations. Because of time constraints and other issues, the committee did not get to do a review and make recommendations.

Since the committee did not make any recommendations, we should ask for recommendations tonight specifically asking for:

- A letter to be sent to SCA asking that CB 10 be included in the design phase.
- Also, a letter to SHPO (State Office of Historic Preservation) asking to be included in the process.
- And possibly a letter to SCA asking for more details on soil mitigation.

Respectfully Submitted,

*Ida D'Amelio*

Chair of Youth Services, Education and Libraries



STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

| <u>Name/Address</u>  | <u>Received at CB 10</u> | <u>Status</u>                 |
|--|--------------------------|-------------------------------|
| Dyker Park Hot Bagels Inc.,<br>713 86 <sup>th</sup> Street                       | 3/28/17                  | Renewal<br>Beer Only          |
| Mezeny, Inc., d/b/a Meze,<br>6601 13 <sup>th</sup> Avenue                        | 4/7/17                   | Renewal<br>Wine, Beer & Cider |
| Shobu Sushi Inc., 9427 5 <sup>th</sup> Avenue                                    | 4/20/17                  | Renewal<br>Wine, Beer & Cider |
| P J S Restaurant Inc., d/b/a Parkway Restaurant,<br>7504 13 <sup>th</sup> Avenue | 4/24/17                  | Renewal<br>Wine, Beer & Cider |

