

**Community Board Ten Board Meeting Attendance  
Norwegian Christian Home  
Monday, May 15, 2017 – 7:15 pm**

Board Members Present: 30

Elizabeth Amato  
Allen Bortnick  
Paul Cassone  
Shirley Chin  
Judith Collins  
Doris Cruz  
Donna Mae DePola  
Khader El-Yateem  
Ann Falutico  
Carmen Feliciano  
Barbara Germack  
Stephen Harrison  
Victoria Hervas-Castaneda  
June Johnson  
Katherine Khatari  
Brian Kieran  
Stella Kokolis  
Nikolaos Leonardos  
Rhea McCone  
Iris Mulé  
Sandy Myers  
Nick Nikolopoulos  
Susan Pulaski  
Dean Rasinya  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Brian Walsh  
Lori Willis  
Jonathan Yedin

Board Members Excused: 13

Jumana Bishara  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Christopher Castaldi-Moller  
Ida D'Amelio  
Michael Festa  
Judith Grimaldi  
Habib Joudeh  
Ramsey Joudeh  
Brian Kaszuba  
Ruth Greenfield Masyr  
Joanne Seminara  
Mary Ann Walsh

Board Members Absent: 5

Ronald Gross  
Ryan Mahoney  
Adil Oualim  
Husam Rimawi  
Hani Sarji

Ex-Officio:

Councilman Vincent Gentile

# COMMUNITY BOARD TEN GUESTS

Date: May 15, 2017 - 7:15 PM

Subject: Board Meeting - Norwegian Christian Home

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Nicholas Chousaras				Office Anschütz Memorial Nicole Malliotakis
Jorge Mendizabal	646-261-5920		j.mendizab@dycdo.nyc.gov	CITY OF N.Y Dept. of Youth & Cons. Dev.
Stephen Gonzalez	631-252-2003		StephenJGonzalez@gmail.com	SAC Hospitality Corp.
Elara Ehrenberg	646 939 9096		ehrenberg@hornblower.com	NYC Ferry
Diana & Susan Frances			oculshereducation @earthlink.net	Ohio Home
Nicholas Masada NICHOLAS L. MASSAB	917-669- 8484		n.l.masasab@gmail.com	Group President 98TH STREET BLOCK ASSOC.
ANGELA DIGIGLIO			ANGELA.DIGIGLIO @HOTMAIL.COM	NONE
Robert Binthead	917-246-7478		Rob.Binthead@mail.house.gov	Congressman Dan Donovan
Jose Castillo	609-429-3296		CASTILLO.UNION@emal.com	Local 78 TOXIC FREE NYC
Vanessa Brown.	917.482.2185		the.vanessa.brown. @gmail.com.	

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Mary Liu	646 299 7629		mliu3030@gmail.com	
Jack Tang	(718) 748 5200			Office of Councilman Gentile
Andrew Counardes	718 - 802 - 3795		Acounardes@ brooklynbp.nyc.gov	BBPO
Stephanie Simone Mahoney	443.600.3270		StephanieSimoneMahoney@ gmail.com	Ft Hamilton Foundation
Brian Hedden	917.922.3201		brihedden@gmail.com	
Jane Wanick	<del>718-253-7659</del>		SweetJane1949@gmail.com	
Marie Sanzone	718-256-2420 917-940-6906		MSANZONE64@aol.com	Board of Managers Hamilton Highways
Tori Kelly			twkhaniv@ nyassembly	Office of Assemblyman Abbott
Stephanie Mahoney				Dylan Mahoney
Pam Pazarochi	917-753-7836		Pam7215@gmail.com	Business Owner



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PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Ronald PERKIC	917-863-7688		SPORTS@CenmaL	ST-PAD
LINDA ORLANDO 260 6588 232	347 385 2010		LINDA.LANDO@aol.com	
Richard Day	917-518-6255		rdayrnc@gmail.com	
Jessica Kalle	718-802- 3813			BBPO
Carol Vera Jambon LMC RN BSN MA	646-709 646-2868		carolvjambon@ gmail.com	LMC (New) NCH September
Costa Kokkinos 3819 2nd street 11209	631-997-8402		CostaKokkinos@gmail.com	South Brooklyn Progressive Resister
Wathie GEORGY 73-78 St 11209	917-374 6350		geority@aol.com	Sen Per Fi FUND - SK RUN



**COMMUNITY BOARD TEN BOARD MEETING  
MAY 15, 2017 – NORWEGIAN CHRISTIAN HOME  
MINUTES**

Chair Cruz called the meeting to order at 7:15 PM and invited Michael Devigne, 2016-2017 Fellow Mayor's Fund of the City of New York, to lead the Honor of the Pledge.

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

Chair Cruz asked for a motion to adopt the Minutes from the April 24, 2017 Board Meeting. Motion by BM Germack, seconded by BM McCone.

**PUBLIC SESSION**

Elana Ehrenberg, Community Development Supervisor for NYC Ferry, said they are excited to be officially launching the South Brooklyn route on June 1<sup>st</sup> and offering this service to everybody. She noted it operates seven days a week, from 6:30 AM to 10:30 PM. The question was asked about the cost of Sunset Park parking and she noted as of now it is still free. BM Stelter asked about the frequency and was told that the South Brooklyn route runs every half hour, and the Rockaway route is every hour. BM Hervas-Castaneda asked if will go to Governor's Island and was told it will on weekends. BM Harrison asked how the Rockaway route is going and was told it is going very well. BM Johnson asked about Governor's Island stop and was told it is just on weekends. It was noted that you can transfer for free at 58<sup>th</sup> Street the Brooklyn Army Terminal stop to get on the Rockaway ferry. The price is \$2.75 but you cannot use your Metro Card. BM Germack asked about a senior rate and was told they have it for 30 day pass at the moment, and are looking into the single ride as well.

Jose Castillo with Local 78 gave an update on mold abatement and Intro 978A which is the mold bill introduced to City Council. Council Members Manchaca and Gentile supported this bill. It treats mold as a health hazard. It is usually not removed and abated properly and keeps coming back. They want to create minimum standards that will help alleviate this problem.

Vanessa Brown and Costa Kokkinos spoke in support of the New York Health Act and asked who is tired of paying too much for health insurance. They noted that New York State has a solution, which is the New York State Health Act. Basically it is no premiums, no deductibles or co-pays, 98% of New York families will see a reduction across the board. The problem is that this New York Health Act is stuck in our State Senate. It is going to pass in the State Assembly tomorrow. One of our representatives, Marty Golden, is in that Health Committee. The New York Health Act will eliminate insurance companies, eliminate deductibles and co-pays. Everyone would have a single payer option that they would pay into. Everyone would see a drastic reduction in monthly premiums that you are charged. BM Johnson asked if you can keep your doctors and was told every doctor is going to be covered.

Donna Mae DePola announced that the Sunset Park detox will be opening next Monday. They take any kind of insurance, and if you do not have insurance, they will still take you.

Fran Vella-Marrone noted that DM Beckmann will be giving a report on the Dyker Heights lights, but she noted that they are making progress with the permit. It is very exciting and she thinks it will be wonderful and help make Dyker lights viewing safe and enjoyable. She then spoke about the former Angel Guardian Home, which is being sold by the Sisters of Mercy. She and the Dyker Heights Civic Association feel that it would be a great location for senior housing. We do not have enough senior housing. Just recently Shore Hill put out a lottery for housing and she can imagine how many applications were put in. There is such a demand because people want to age in place and want to stay in a community where they lived their whole life. She is here to support senior housing in the area. She has been working with a local group of residents surrounding that facility and



they are in favor of senior housing. She wanted to go on record in support of that location. BM Johnson stated that she was at Shore Hill last week for a meeting and at 4:00 PM the residents of the two building came down. She was totally amazed that at a senior facility in our community she is more than sure everyone who came down were not citizens. Maybe we should talk to our elected officials to find out how you get to go into senior housing, because we do have it but it is not serving our community.

Cathie Gearity announced the Bay Ridge Semper Fi Fund 5K Run on May 27<sup>th</sup>. Ninety-eight cents out of \$1.00 goes to injured soldiers. This is their 6<sup>th</sup> run and they have raised over \$75,000 for injured military soldiers. It will be at Cannonball Park. Registration is at 9:30 AM, and the race starts at 10AM. The run is usually in November but Ray Aalbue wanted it done in May to support the Memorial Day Parade. She encouraged everyone to be there to support them and the Memorial Day Parade.

Roman Matthews is CEO and Co-Founder of A Forum for Life in Bay Ridge, which is a 501-C3. In short, their mission is to teach people how to help people. They include emergency response training, disease control training, medication administration, first aid CPR. They are glad to underwrite costs for similar training. You are all entitled to \$200 to \$300 of free training, especially for the people who cannot afford the cost of training. They work with the NYC Department of Health, ACS, DYCD, Catholic Charities, and the Archdioceses. BM Harrison asked where they are located and was told they are on Wakeman Place. BM Amato asked if they provide CPR training to children and was told they do.

Daniel Abramson from the Mayor's office announced that this weekend 2,000 NYC houses of worship will be hosting a mental health weekend of faith, spotlighting addiction and treatment options. This is the second Annual Weekend of Faith and it will be happening in 40 cities nationwide.

Allen Bortnick asked anyone who lives in a co-op or condo to call him toll free at 800ALACARTE regarding taxes.

## **PRESENTATION**

Dr. Nick Gavin, Chief of Service in the Emergency Department at NYU Lutheran, recognized Donna Mae DePola who has saved so many lives in this community. He then gave a presentation on the NYU Lutheran Emergency Department. He stated that one and a half years ago they did a thorough needs assessment. At that time, each nurse had eight to ten patients, and they did not have a pediatric staff. Now they have brought in 24 new physicians and physician assistants for staffing the Emergency Department which remains a Level 1 Trauma Center, comprehensive stroke center and STEMI receiving center. They have added 23 new full time nurses and 10 nurses' aides. What they have seen both here and at Tisch Hospital is an enormous improvement in the quality of care that is delivered. They have seen a risk reduction of sepsis of 25% in mortality. With regard to heart attacks, they have met their goal 100% of the time since August 6, 2016 to get to that clot. Last week the average time to see a doctor was 12 minutes. They have grown in relation to the emergency department at Cobble Hill. If you are treated there and you need to be admitted to a hospital, you would be transferred to either NYU Lutheran or NYU Langone. Over the next year their goal is to focus on care coordination when patients are discharged from the Emergency Department.

Chair Cruz noted that she recently went to a meeting about human trafficking and they found that the victim is not allowed to be alone when visiting the emergency room. It is the trafficker taking them to prevent them from speaking freely about their issues. She asked Dr. Gavin if the emergency room personnel are aware of this and are trained for this. He responded that he was in contact with the ADA's office this morning and they will attend their staff meeting in June. They need to train their staff to recognize this pattern. They are also beefing up their training on domestic violence.



BM Yedin asked whether people should go to primary care physicians or urgent care facilities to keep them out of the Emergency Department. Dr. Gavin said this is a hot topic. They are putting in a number of things within the Emergency Department & the Lutheran Family Health Centers to help treat patients with ambulatory sensitive conditions like sore throat or heartburn. The answer is to go within the primary care network. They are looking at extending the hours of walk-in clinics so patients can go see their doctors. They are thinking about ways to connect the patients who come in with care in the outpatient center.

BM Feliciano asked if NYU is planning to build urgent care facilities on 3<sup>rd</sup> or 5<sup>th</sup> Avenues so people will not have to go to the Emergency Department. Dr. Gavin replied that they do not have plans at this time but they are very interested in hearing our thoughts on location and hours. BM Feliciano said we have transportation issues and it would be easier to walk there. In 2015 she had to wait in the emergency room 17 hours before she got a bed.

Yveline Delmacy from Assembly Member Pam Harris' office announced their Socks for Soldiers program. They will be collecting white socks with elastic tops, size large, in their office for soldiers.

### **CHAIR'S REPORT – See Attached**

### **PUBLIC HEARING**

In the absence of Zoning and Land Use Committee Chair Kaszuba, BM Falutico rendered the Committee report regarding the DCA application #4000-2017-ASWC for a new unenclosed sidewalk Café at Louzza LLC, d/b/a Mon Gateau, 8101 5<sup>th</sup> Avenue. See attached.

It was noted that the Committee voted unanimously in support of this application. Motion seconded by BM McCone.

**Motion: CB 10 to support the DCA application #4000-2017-ASWC for a new unenclosed sidewalk café with 16 tables and 34 chairs at Louzza LLC, d/b/a Mon Gateau, 8101 5<sup>th</sup> Avenue. 29 in favor, 1 present vote – BM Bortnick. Motion carried.**

Council Member Vincent Gentile announced that their landmark legislation, which is the Aggravated Illegal Conversion Bill, passed the New York City Council by a vote of 49 to 0. The bill will now go to the Mayor and he is expected to sign it into law. It will impose stiff penalties on those owners who gut out buildings and subdivide them in such a way to be three or more over the certificate of occupancy. There will be a \$15,000 fine for every unit, and those fines become a lien on the property so that if it is not paid in one year, the City can sell that lien and the person would lose their interest in the property. The bill also provides for access warrants; if building inspectors are not allowed in after two visits they can apply for an access warrant to get into the building to examine if it is an aggravated illegal conversion. This is a very strong enforcement tool for the Department of Buildings.

The Councilman announced that the Greenmarket opened Saturday in the rain. However, the grand opening will be this coming Saturday, May 20<sup>th</sup>. It will be open from 8AM to 3PM, but the festivities will be at 11AM. This is the 10<sup>th</sup> anniversary of the Greenmarket. He then noted that the ferry is coming June 1<sup>st</sup>, and for \$2.75 you get a great ride on the water.

Councilman Gentile noted they did have the street naming for Maureen Stramka, however the street naming for Howie Dunn was postponed because of rain until Saturday, June 3<sup>rd</sup>.



The Councilman announced that his office has a multi-agency town hall coming to our neighborhood Monday, June 5<sup>th</sup> at 6PM at St. Anselm's gymnasium.

Lastly, the Councilman stated that he has made his selections for filling in membership on Community Board Ten, and he was told the Borough President is finalizing his selections for membership. Those announcements should be made by the June meeting.

Fran Vella-Marrone thanked Councilman Gentile for passing the illegal conversion legislation. She knows he worked very hard on that for years. The Councilman noted that the next one up is the hookah bill.

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

With respect to the MTA and DOT 86<sup>th</sup> Street test, BM Harrison noted that they put out a new fleet of buses that are completely different shapes. He thinks we have to make sure they use these buses together with the others during the test to make sure they would work. DM Beckmann thinks that is a good suggestion and she will make sure that both agencies are aware. She also asked that the tests be done during peak time.

BM Stelter inquired about the status of the diagram he submitted for consideration. DM Beckmann replied that she sent that over for review. BM Rasinya asked how long the test will be and was told it will be at least one week during peak times, both on weekdays and weekends. She drove by on Saturday and the buses were backed up. There was no room to park so the B1 was on 4<sup>th</sup> Avenue and 86<sup>th</sup> Street, and the buses were lined up all the way back to 88<sup>th</sup> Street.

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

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

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

It was noted that the Committee voted unanimously to recommend granting the Wine/Beer/Cider application for S & C Hospitality, Inc. d/b/a Little Forno. Motion seconded by BM Rasinya.

**Motion: CB 10 to approve the new SLA Wine/Beer/Cider application for S & C Hospitality Inc., d/b/a Little Forno, 276 Bay Ridge Avenue. All in favor. Motion carried.**

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

In the absence of Zoning and Land Use Committee Chair Kaszuba, BM Falutico rendered the informational report regarding the Bay Ridge Parkway 400 Block Association application. See attached. BM Stelter asked if this will include the apartment house on the corner. Chair Cruz replied that we will find out at the next meeting.

#### **YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE**

In the absence of Youth Services, Education, Libraries Committee Chair D'Amelio, DM Beckmann rendered the Committee report. See attached.

Chair Cruz stated that we need a motion to send a letter to the School Construction Authority as recommended by the Committee. Motion by BM Harrison, seconded by BM Hervas-Castaneda. Discussion followed.

BM Falutico said the Angel Guardian Home's park-like setting would serve senior housing, and perhaps the school would be better served elsewhere. BM Harrison asked if the SCA has the option to just take that property. Chair Cruz replied that they do have the option of eminent domain. The letter is to express to the Sisters of Mercy the community's desire and need for school seats and open a discussion. BM Stelter asked if the SCA can build over or above the subway tracks. Chair Cruz replied that Mr. Maley stated that the cost would be prohibitive. BM Nikolopoulos asked if they would consider splitting the property of the Angel Guardian Home for the school and for senior housing, and Chair Cruz replied that she thinks that would be part of the consideration. BM Hervas-Castaneda asked if the school could not be Universal Pre-K, and instead be elementary or junior high school which are more necessary. Chair Cruz replied that they are specifically looking at an elementary school. BM Pulaski said that senior housing should be addressed.

Chair Cruz noted there is a motion on the floor to send a letter to the School Construction Authority expressing that we support the SCA's effort in acquiring half the site which would give them reason to contact Catholic Charities again. Basically to send a letter to the Sisters of Mercy saying we would like them to have a discussion with the SCA.

BM Harrison is still confused and asked if the Sisters of Mercy are saying they are not interested in the school. Chair Cruz replied that she cannot speak for them and is not sure. We know they want to have senior housing there. Our letter is asking them to consider part of the site for a school.

Fran Vella-Marrone noted that this is a funding issue. They want to keep the greenspace. The Sisters do not want to split the lot; they want senior housing, affordable housing and to keep the greenspace. Chair Cruz said that the motion is to send a letter that the SCA fully investigate the site. We just want them to have a discussion. BM Harrison asked how this came before the Committee and was told BM Rasinya made a motion at the April meeting that we have a meeting with the SCA to discuss the Angel Guardian site.

**Motion: CB 10 to send a letter to the School Construction Authority stating that we would like the School Construction Authority to fully investigate the Angel Guardian Home at 6201 12<sup>th</sup> Avenue for a potential school site. 21 in favor; 6 opposed; 2 abstentions – BM Germack, BM Myers; 1 present vote – BM Bortnick. Motion carried.**

### **SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE**

Senior Issues, Housing, Health and Welfare Committee Chair Vallas rendered the Committee report. See attached.

### **NOMINATING COMMITTEE**

Nominating Committee Chair Rasinya rendered the Committee report. See attached.

Committee Chair Rasinya asked if there were any nominations from the floor for Chair; any nominations for Vice Chair; any nominations for Secretary; any nominations for Treasurer. Seeing there were none, a motion to close the nominations was made by BM El-Yateem, seconded by BM McCone.

### **OLD BUSINESS**

None



## **NEW BUSINESS**

BM Rasinya asked what we can do to get affordable care for seniors. He thinks we should commit it to the committee, reach out to some of the facilities we have, ask if they have a group who can assist, but at least give it to the committee.

BM Stelter noted that we still have the homeless population along 62<sup>nd</sup> Street. Chair Cruz said we are aware of this and it is a difficult issue to resolve. The District Office has been working on this issue.

Police and Public Safety Committee Chair Willis said she forgot to mention the follow-up regarding the SLA's denial of the on premise license for The Hen House Taco and Burrito Bar in her Committee report. The Board voted against the application as the applicant had been serving liquor without a license. She noted that the SLA went out, issued violations, and the premise has since closed its doors.

Motion from the floor to adjourn. With no further business, Chair Cruz adjourned the meeting at 9:00 PM.



## Community Board 10 May 15, 2017 Chair's Report

Good evening everyone.

As usual, it has been a busy month.

I would like to thank Nick Nikolopoulos for representing CB 10 at an Anti-Littering Essay Contest. For quite a while, Bay Ridge resident Kim Parker has been concerned about littering, especially on Third Avenue. After considerable thought, she suggested and organized a children's Anti-Littering Campaign Essay Contest. Last year Josephine and I were judges, this year our Environmental Chair, Nick Nikolopoulos was a judge. Thanks for your efforts. It is great to see the concern and suggestions of our neighborhood kids.

Since our last meeting, I attended a workshop/seminar on human trafficking. The event was hosted by the Healing Center and Safe Horizon was the presenter. For several years, CB10 has played an active role in bringing attention to the problems of sex trafficking with day spas and massage parlors and helping to close them down. The workshop addressed many aspects of human trafficking including sex trafficking at day spas/massage parlors, the vulnerability of young women to internet trolling, and human trafficking in the day labor field. For the sake of time, I will not go into all the details of the seminar, but I just want to make you aware of things to look out for such as covered windows at day spa storefronts, workers not allowed to interact with outsiders without a "manager or overseer" present. Sometimes it seems that a worker has a very concerned employer when that employer is preventing the worker from speaking freely about their situation. Please be aware of these situations and contact Safe Horizon's anti trafficking Program in Brooklyn at 718 943 8631. CB 10 and CB 11 have been working with the NYPD and the Mayor's Office of Special Enforcement on human trafficking. Unfortunately it is an on-going effort. Board member and former chair Joan Seminara also attended the seminar.

I also attended a Vision Zero workshop about protected bicycle lanes on Fourth Avenue. CB 10 did not receive any notification about the workshops, I read about somewhere. The Department of ~~Transportation~~ Transportation has proposed protected bike lanes on 4<sup>th</sup> Avenue from Dean Street to 65<sup>th</sup> Street. 65<sup>th</sup> Street is in CB 10,

so I thought it important to attend. Also, many CB 10 residents use 4<sup>th</sup> Avenue as a major north south connector. I would say that at least 85% of the participants in the workshop I attended were cyclists. Currently, 4<sup>th</sup> Avenue has a 13 foot parking lane, an 11 foot travel lane and a 10 foot travel lane. Under the proposal, the 13 foot parking lane would be reduced to an 8 foot parking and pedestrian island area. The two travel lanes would be 11 feet and 10.5 feet. I expressed concern that the reduction of the 13 foot parking lane to and 8 foot lane would cause considerable problems with double parking. DOT said they “have tools to deal with double parking”. Other than considering loading zones, it is unclear what those tools are. The project would eliminate a minimum of 4 parking spaces per block. As a CB 10 representative I expressed concerns about having the protected bike lanes end at 65<sup>th</sup> Street and 4<sup>th</sup> Avenue. This is an awkward intersection with many problems and 65<sup>th</sup> Street is CB 10’s most dangerous corridor. I suggested that they consider coordinating the protected bike lane with the Owl’s Head Connector of the Brooklyn Greenway.

In closing, our Councilman’s “illegal conversion” legislation was passed last week. It took great effort to get the full council to understand the issue and agree to address it. Thanks to all who helped make it possible.

Respectfully submitted



Doris Cruz



**Introduction**

The ZALUC Committee Meeting met in quorum at 6:45pm on May 11, 2017 at the CB 10 District Office.

**Topic #1**

Department of Consumer Affairs Application #4000-2017 – ASWC for a new unenclosed sidewalk café with 16 tables and 34 chairs at Louzza LLC d/b/a Mon Gateau. The application was presented by their attorney Kathleen Negri Stathopolous. Mon Gateau is a new bakery/café located at 8101 5<sup>th</sup> Avenue. It is at the corner of 81<sup>st</sup> Street at 5<sup>th</sup> Avenue. The design of the sidewalk café consists of removable partitions and tables located along the storefront along 5<sup>th</sup> Avenue at 81<sup>st</sup> Street. Hours of operation Sunday through Thursday 7am to about 9pm. Friday and Saturday hours will be open from 7am to 11pm. 81<sup>st</sup> Street – 10 tables and 6 tables on 5<sup>th</sup> Avenue. There was one anonymous letter in objection that was read into the record. Objection was based on lack of parking in the area. The Committee voted unanimously in support of the application.

**Topic #2**

Presentation was made by Bay Ridge Parkway 400 Block Association regarding their proposal to Landmarks Commission seeking Historic Districts Designation. Linda Assini, representing the 400 Block Association, discussed their organization's desire to apply to the Landmarks Commission seeking a historic districts designation. The Block Association has held several meetings, and decided to move forward with an application and is seeking the Community Board's support. Members of the committee explained that while they had positive feelings about the application they recommended that all property owners on the block be notified and invited to the Zoning And Land Use Committee meeting before a committee recommendation can be made. DM Beckmann agreed to assist the Block Associations with the contact information for all owners and the Block Association will distribute a letter outlining their proposed application.

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The Meeting was adjourned at 8:00PM

  
Respectfully Submitted.

Brian J. Kaszuba

Committee Chair Zoning and Land Use Committee



## DISTRICT MANAGER REPORT

May 15, 2017

Board Members,

As stated in the agenda, I wanted to provide you all with an update regarding the Dyker Heights Lights outreach mailing. A mailing to over 500 residents in the area of 81<sup>st</sup> Street to 86<sup>th</sup> Street and 11<sup>th</sup> to 14<sup>th</sup> Avenue was mailed to request input about moving forward with a Special Event Permit. This mailing followed two very productive meetings held with Dyker residents to work on ways to improve the viewing following an ever growing tourism. Residents in attendance were supportive of formalizing the Dyker Lights organic tourism into a street activity permit. The goal of a Special Event Permit is:

- Obtain more police personnel needed for crowd control and safety
- Prohibit Illegal vending creating blocked sidewalks
- Traffic control officers needed to ensure pedestrian safety
- Disorderly groups into the early morning hours
- Secure additional public receptacles
- Prohibit Noise from amplified sound
- Reduce number of Blocked driveways
- Organize Commuter vans and reduce bus congestion

The response was overwhelming.. CB10 received over 100 responses in support of the Special Event permit with only 2 residents disapproving of the Special Event Permit. The application will be presented at the next Traffic and Transportation Committee to include:

1. Location: 82<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

In response to our letter to MTA and DOT regarding concerns about the placement location of the elevator at 86<sup>th</sup> Street and 4<sup>th</sup> Avenue. We received a call from the NYC Department of Transportation requesting a test run be conducted as soon as possible with members of Community Board Ten in attendance so that engineers can review the real life conditions of concerns raised by members of CB10.

Beginning on Wednesday, May 17 and lasting for approximately 2 - 3 weeks, Dept. of Parks will be digging in the street at Ft. Hamilton Parkway between 76<sup>th</sup> and 77<sup>th</sup> Street to connect water service into the park. Residents may be impacted by construction work or construction vehicles.

Attached is the Water Service Interruption Notification scheduled for Tuesday May 16, 2017 from 8AM-4PM. The locations that will be impacted are, 79<sup>th</sup> Street between 14<sup>th</sup> and 13<sup>th</sup> Avenue.

Streetlights on 83<sup>rd</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenue required infrastructure improvements by both DOT and Con Edison. The lights have been out since March and many residents are frustrated. Our office has been in contact with both agencies and hopefully final repairs will be made to resume lighting.

Good news from DOT – following our request for pedestrian countdown signals at the intersection of 3<sup>rd</sup> Avenue at 68<sup>th</sup> Street will be installed within 6 to 8 weeks.

IMPORTANT REMINDER TO HOMEOWNERS DEP partnered with American Water Resources (AWR) to offer a Water and Sewer Service Line Protection Program to our customers. This voluntary program is designed to protect New York City homeowners from the unexpected costs of service line repairs.

Most homeowners are not aware that they are responsible for all of the costs associated with repairing damaged water or sewer service lines that run from their building's exterior to the municipal service lines in the street. These repairs are not covered by most homeowners insurance policies and can cost thousands of dollars. AWR has been selected as the exclusive provider of the Water and Sewer Service Line Protection Programs for DEP customers. As a homeowner and DEP customer, you can enroll in the protection programs, and AWR will take the responsibility of paying for service line repairs off your shoulders.

Starting July 1, 2016 rates of \$4.49 per month for water line protection and \$8.47 per month for sewer line protection will be offered until June 30, 2017. Please, consider this..

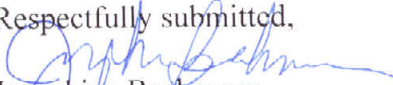
## ANNOUNCEMENTS

Board Members are invited to attend a Memorial Day Tribute at McKinley Junior High School, Tuesday, May 23, 2017, Brooklyn, NY 11228 from 9:30 - 11:00 AM with a Reception to follow.

The United Military Veterans of Kings County have announced Brooklyn's 150th annual Kings County Memorial Day Parade will take place on Monday, May 29, starting at 11 a.m. The line of march will be along Third Avenue from 78th Street to Marine Avenue, then up to Fourth Avenue and over to John Paul Jones Park at 101st Street. It's the oldest continuous Memorial Day Parade in the Metropolitan Area, and one of the oldest in America. This parade dates back to when Brooklyn was an independent city and the third largest in the country.

Next meeting of Community Board Ten will take place on June 19, 2017 – 7:15pm at Shore Hill Community Room 9000 Shore Road.

Respectfully submitted,

  
Josephine Beckmann  
District Manager



**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

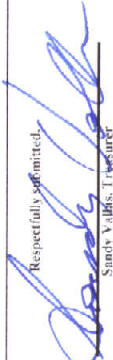
Fiscal Year: July 1, 2016 to June 30, 2017

Budget Appropriation for FY 17 \$229,895.00

	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
<b>DISTRICT MANAGER</b>	\$13,651.48	\$8,731.78	\$8,731.78	\$8,731.78	\$8,731.78	\$13,097.67	\$8,731.78	\$8,731.78	\$8,731.78	\$8,969.61			
<b>COMMUNITY COORDINATOR</b>	\$7,909.68	\$5,379.64	\$5,379.64	\$5,438.06	\$5,438.06	\$8,157.09	\$5,438.06	\$5,438.06	\$5,438.06	\$5,514.42			
<b>COMMUNITY ASSOCIATE</b>	\$3,775.06	\$1,850.00	\$1,850.00	\$1,906.00	\$1,906.00	\$2,859.00	\$1,906.00	\$1,906.00	\$485.08				
<b>COMMUNITY ASSISTANT</b>													
<b>Total Personal Services</b>	<b>\$23,765.16</b>	<b>\$15,861.42</b>	<b>\$15,960.29</b>	<b>\$16,075.84</b>	<b>\$16,075.84</b>	<b>\$24,113.76</b>	<b>\$16,075.84</b>	<b>\$16,075.84</b>	<b>\$14,654.92</b>	<b>\$14,478.03</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$173,137.94</b>

Expenses Code	Description	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	1/31/17	2/29/2017	3/31/17	4/30/17	5/31/17	6/30/17	Y - T - D
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephone	210.02	208.66	203.56	211.62	210.32	203.83	210.83	205.75	198.63	214.95			
10B	Supplies & Materials									1,151.38				
101	Printing supplies									2,000.00				
117	Pestage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	75.00		75.00			75.00			75.00				
332	Data Process Equipment													
337	Books													
402	TELE communications													
412	Rental/Misc/Equip	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00	193.00			
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures			490.00			490.00							
602	Telephone Maintenance	32.41	32.41	32.41	32.41	32.41	32.41	32.41	32.41	32.41	32.41			
613	Office Equip. Maint.													
615	Data Process Equipment													
622	Printing Supplies													
624	Temporary Services-contractual	1,260.00	1,260.00	380.00	380.00				360.00	2,085.00	622.50			
624	Cleaning Services	170.00	170.00	170.00	170.00	170.00	170.00	355.00	170.00	170.00	170.00			
624	Iron Security Gate Maintenance													
676	Awning													
<b>Total Other than Personal Services</b>		<b>\$1,860.43</b>	<b>\$1,864.07</b>	<b>\$1,074.37</b>	<b>\$957.03</b>	<b>\$606.73</b>	<b>\$1,074.24</b>	<b>\$691.24</b>	<b>\$661.15</b>	<b>\$5,965.42</b>	<b>\$1,233.34</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,247.03</b>
<b>TOTAL PS AND OTFS EXPENSES</b>		<b>25,645.59</b>	<b>17,725.49</b>	<b>17,034.66</b>	<b>17,032.87</b>	<b>16,681.57</b>	<b>25,188.00</b>	<b>16,767.08</b>	<b>17,037.00</b>	<b>20,560.34</b>	<b>15,711.37</b>	<b>0.00</b>	<b>0.00</b>	<b>189,384.97</b>

**TOTAL UNCOMBINED BUDGET BALANCE** **\$40,510.03**

Respectfully submitted,  
  
 Sandy Valdes, Treasurer



POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: May 9, 2017, 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)

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**New SLA Wine/Beer/Cider application for S & C Hospitality, Inc. d/b/a Little Forno**

**Premises: 276 Bay Ridge Avenue**

200 Foot/500 Foot Hearing: no

This is a new SLA application for a restaurant wine/beer/cider license. The applicant appeared by its owners Stephen Gonzales and Christopher Salmonese. The owners are the new lessees of the premises. The Premises has been operating as a restaurant without any adverse history, and will continue to operate as such, with no parties or promoted events. The Premises is approximately 12' x 35', and has 10 tables with 28 seats. The premises will have background dining music delivered via an i-pod sound dock. There are no proposed physical changes to the premises. The premises will have hours 7 days a week, from noon – 10pm, ~~with 10 tables and 56 seats~~. There is no attendant outdoor space. The Committee voted unanimously to recommend granting of the application.

**Follow-up Review regarding Noise Complaints for JAX Holdings Corp. d/b/a Baia Lounge**

**Premises: 8402 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing: n/a

This was an agreed-upon follow up to the February 22, 2017 PPS Meeting to address resident complaints regarding noise. The owner had originally agreed to appear at the Committee's June meeting, but was asked to attend the May meeting due to the large amount of noise complaints received. Armand D'Accordo, the owner, and Mr. Robert Marcello, the general manager of the Premises, appeared. Residents and the Community Affairs Officer and Lieutenant from the NYPD 68 Precinct also attended the meeting. The Stipulations for the Premises provide that the doors to the Premises are to remain shut and that the hours of operation are from 11am – midnight, Sunday to Wednesday, and 11am to 2am, Thursday to Saturday.

From April to May 9, 2017, there were 21 calls to 311 due to loud noise and music at the Premises on Fridays, Saturdays and Wednesdays, some of which were beyond the permitted hours of operation. In addition, 10 residents who lived or had businesses either above the premises, the same side of 3<sup>rd</sup> Avenue, across 3<sup>rd</sup> Avenue, or down 84<sup>th</sup> Street, complained to the District Office regarding noise on Wednesdays, Fridays and Saturdays, including noise from karaoke, loud music, bass sounds and vibrations, open doors, disruptive patrons on the sidewalk outside the Premises, the front door staying open, and cars parking on the 84<sup>th</sup> Street sidewalk adjoining the Premises. Five members of the community spoke at the Meeting about the continuance of these disruptions from the Premises and their frustration that this is the third meeting to address these issues with the owners. In addition, the owner of the apartment building diagonally across 3<sup>rd</sup> Avenue from the Premises stated that she receives numerous

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

complaints from her tenants regarding the noise, and they cannot sleep or study, and that calls to 311 have proven ineffective. The residents noted that the noise from the Premises has been an ongoing problem even before the current ownership, but the bass noise and vibrations have more recently increased. The Lieutenant from the 68<sup>th</sup> Precinct said that the police have been to the Premises in response to calls, and that they are not disorderly, but they are loud, and they have been asked to turn the music down, and that the police will continue to do so.

The manager of the Premise stated that the Premises close at midnight on Wednesdays and Thursdays and 2am on Fridays and Saturdays. He said that they have karaoke on Wednesdays with a mostly older crowd, but they do go outside to smoke. He acknowledged that it is a problem, and stated that greater efforts will be made to keep patrons from congregating outside the Premises. He also stated that a new sound system was installed and the bass is very pronounced and it causes vibrations even within the premises. In order to abate the noise from loud karaoke and music the owner agreed to have the d.j. reduce the volume and bass on the sound system. In addition, the owner agreed to have a sound engineer come to examine the sound system and also the level of noise escaping from the Premises, and to follow the sound engineer's recommendations with regard to noise abatement. The owner agreed to provide a copy of the sound engineer's report to the District Office before the Committee's scheduled June 13 meeting, and to appear at that meeting to discuss what steps of noise abatement have been implemented and the effect thereof. In interim the owner agreed to keep the door closed and honor its hours of operation, and to listen outside the Premises to see if the music is escaping and lower the music as necessary. The general manager provided his telephone number to the residents so they could call him directly so he could immediately address any issues that may arise. Thus, the matter was scheduled for the June Committee Meeting.

**OLD BUSINESS:**


**The Hen House, Ltd. d/b/a Taco & Burrito Bar**

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

The District Manager gave a follow-up regarding the SLA's denial of the On-Premises liquor license application for the Hen House that was voted on at the January 2017 General Board Meeting. The Board had voted against the application after it had been brought to its attention that at the time of the application, the applicant had already been serving liquor without a license. After the Board's vote to deny, the SLA confirmed that the establishment was operating without a license and it issued violations, and the Premises has since closed down.

There being no further business, the Meeting was adjourned.

Respectfully submitted,

  
Lori Willis, Chair





**YOUTH SERVICES, EDUCATION AND LIBRARIES COMMITTEE  
COMMUNITY BOARD TEN**

**Chair:** Ida D'Amelio

**Committee Members:**

Paul Cassone (Absent)  
Christopher Castaldi-Moller (Absent)  
Shirley Chin  
Donna Mae DePola (Absent)  
Khader El-Yateem (Absent)  
Barbara Germack  
Stella Kakolis (Absent)  
Rhea McCone  
Brian Walsh  
Lori Willis (Excused)

The membership of the **Youth Services, Education and Libraries Committee** (not in Quorum) met on Monday, May 8, 2017 at 7:00 p.m. at the District Office, 8119 5<sup>th</sup> Avenue

The meeting was called to order at 7:10 p.m.

**RE: Potential Future School Sites**

The Chair welcomed Mr. Fred Maley from the School Construction Authority (SCA). He was invited to give a presentation on the **criteria** for potential future school sites and the **process** by which the sites are chosen.

Mr. Maley thanked the board for the opportunity to express what the SCA looks for in a potential school site. He told us that any suggestion of a potential site for a new school is valued and appreciated...even if it is turned down. We, the community are the “eyes and ears” of our neighborhoods. Community Boards are the “beat” of the community. We would probably know something before SCA does. We can probably give a “heads up” on a potential site before it is even on the market. This is very helpful to the SCA. Any information pertaining to potential school sites can be emailed to **sites@nycsca.org**. The information will go directly to their Real Estate Office or call Mr. Maley directly at 718-472-8207. He will personally take the potential school site information to the SCA's Real Estate Office. This will probably speed up the process.

Mr. Maley gave us a few reasons why a site may be turned down by the SCA. The SCA has Real Estate brokers. When the brokers find out about a potential site that is on the market for sale, they look into it. This is what happens...

If it makes the screening (the first criteria sort of speaking), they call for a feasibility study. That means that they will send out architects to the sites. They will walk the site.



They will evaluate the size and the layout of it. They need at least 20,000 sq. ft. - preferably **rectangular** or **L** shaped for efficiency purposes. They will determine what is feasible in terms of:

- How many potential school seats could be built there
- What the layout could potentially be
- How much playground space could there be

District 20 is the number one most overcrowded district in the city. The SCA is responsible for building "school seats" for overcrowded districts. District 20 needs 10,000 seats. The SCA has to build 10,000 new seats. From the SCA's perspective, if there is a need for another public school, they have to build it. There certainly is a need in District 20.

CBM Dean Resinya asked Mr. Maley if SCA has looked at the Angel Guardian Home (6201 12<sup>th</sup> Ave) property that is on the market. The response was a definite **Yes!** SCA's Real Estate called the lawyer representing the Sisters of Mercy. They said they were negotiating with Catholic Charities and could not share any information. The SCA Real Estate followed up again with Catholic Charities and suggested that if Catholic Charities can't use the whole block, we (SCA) can take 50,000 sq. ft. from them or half of the block. This might be easier for Catholic Charities to lift the load in terms of the cost. SCA's realtors put the dib in with Catholic Charities for 50,000 sq. ft. They are waiting to hear from them. This square footage would give us a nice school and a playground. The attorney representing the Sisters of Mercy would like their mission to be upheld. They want the site to be developed into senior housing.

The SCA would like to contact Catholic Charities again. It would help SCA to do so if the Community Board sends a resolution letter stating that we, CB10, would like to make our interests known that we support SCA into looking at the Angel Guardian Home property as a potential school site. This will give SCA a reason to contact Catholic Charities again and stress that SCA is willing to share the lot with them (Catholic Charities) ...perhaps a 50/50 deal, whereby:

- SCA would use half portion of the site to build a much-needed school and
- Catholic Charities would use the other half to do whatever they want to do with it

Sending this letter to SCA expressing that we support their efforts in acquiring half of the site (approximately 50,000 sq. ft.) will give them a reason to contact Catholic Charities again. SCA can express their interest as seeing this as an opportunity to help Catholic Charities and the Sisters of Mercy serve their mission. If SCA buys the 50,000-sq. ft. needed to build a school with a playground, perhaps that will help Catholic Charities finance the deal.

**The committee made the motion to bring to the full board the recommendation to send the letter to SCA stating that we would like SCA to fully investigate the Angel Guardian Home at 6201 12<sup>th</sup> Avenue for a potential school site.**

The committee members present at the meeting unanimously agreed to the recommendation. Since we did not have a Quorum, a vote by the Community Board members is needed from floor.

Before we made the motion, the 4 residents present at the meeting voiced some concerns:

- Too many schools in the area
- Inundated with school buses
- Parents dropping off and picking up their children
- No parking for residents
- School buses park at any time
- What about "our" quality of life
- Would rather have housing for seniors

The meeting adjourned at 8:20p.m.

Respectfully Submitted,

*Ida D'Amelio*

Chair of Youth Services, Education and Libraries



CB10 Senior Issues, Housing, Health and Welfare Committee report meeting held on April 25, 2017 at the District office at 7:00pm.

Dr. Gary Kullet of NYU Lutheran Medical Center made a presentation of the Delivery System Reform Incentive Payment Program (DSRIP). DSRIP is a program that is funded by the Federal Government in the amount of 7.4 Billion Dollars and is a five year program that commenced in the year 2015-2020. The DSRIP program promotes community level collaborations and focus on system reform, specifically a goal to achieve a 25% reduction in avoidable hospital use over a five year period. Safety net providers will be required to collaborate to implement innovative projects focusing on system transformation, clinical improvement and population health improvement.

Goals of the DSRIP program are

To transform the health care safety net at the system and state levels.

To reduce avoidable hospital use and improve other health and public health measures at both the system and state levels.

To ensure delivery system transformation continues beyond the waiver period by leveraging managed care payment reform.

To near term financial support for vital safety net providers.

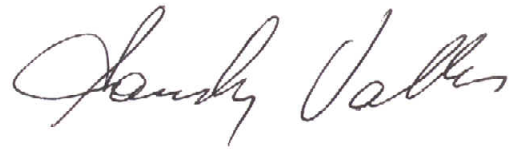
To create a more cost efficient Medicaid program with improved outcomes.

To assure access to quality care for Medicaid members and long term delivery reform through managed care payment reform.

Respectfully Submitted

Sandy Vallas, Chair

Senior Issues, Housing, Health and Welfare Committee

A handwritten signature in black ink that reads "Sandy Vallas". The signature is written in a cursive, flowing style.



## Nominating Committee Report May 11, 2017

The members of the Nominating Committee are Judith Collins, Rhea McCone, Lizabeth Amato, Barbara Germack, and Dean Rasinya serving as Chair of the Committee.

The Nominating Committee met on Wednesday May 3rd at 7:30 PM in the District Office with allmembers present. The purpose of the meeting was to establish the procedure for notifying Board members that the Nominating Committee was accepting recommendations for the officer positions for fiscal year 2018 which runs from July 1, 2017 through June 30, 2018.

The Committee decided that the District Office staff would e-mail or send a hard copy to all Board Members stating that the Nominating Committee would accept all submissions for Community Board Officer positions until close of business on Wednesday, May 10,2017. A copy of such communication is attached to this report.

The Nominating Committee met a second time on Thursday, May 11,2017 in the District Office at 6:00 PM with Judith Collins, Rhea McCone, Barbara Germack and Dean Rasinya present. Member Lizabeth Amato was contacted by telephone. All of the current officers had previously contacted the committee indicating that they would like to run for the office they currently held. As no other Board Members expressed a desire to be nominated for an Officer position the Committee contacted each of the current officers and asked them if they would accept the nomination for the position they currently held. Each member accepted.

The slate of officers being put forward by the Nominating Committee is as follows:

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

Respectfully submitted,

  
Dean Rasinya  
Nominating Committee Chair

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Sakana Yang Inc., 8121 5 <sup>th</sup> Avenue	5/8/17	*New Application Wine, Beer & Cider
8406 Third Ave Rest Corp., d/b/a Sofia, 8406 8408 3 <sup>rd</sup> Avenue	5/8/17	Renewal Liquor, Wine, Beer & Cider
Pizzeria Uno of Bay Ridge, Inc., Uno Chicago Grill, 9201 4 <sup>th</sup> Avenue	5/11/17	Corp. Change Liquor, Wine, Beer & Cider
Chickie's Billards Corp., d/b/a Status Q, 8218 8220 3 <sup>rd</sup> Avenue	5/15/17	Renewal Liquor, Wine, Beer & Cider
Omiya 2015 Inc., d/b/a Omiya Sushi, 8618 4 <sup>th</sup> Avenue	5/18/17	Renewal Wine, Beer & Cider
Taquitos Mexico Restaurant Corp., 6720 14 <sup>th</sup> Avenue	5/22/17	*New Application Wine, Beer & Cider
O'Sullivan's Pub & Grub Ltd., 8902 3 <sup>rd</sup> Avenue	5/23/17	Renewal Liquor, Wine, Beer & Cider
Pams Bar Inc., d/b/a PCS Bar & Grill, 7215 5 <sup>th</sup> Avenue	5/23/17	Renewal Liquor, Wine, Beer & Cider
Tanoreen Caterers Inc., 7523 3 <sup>rd</sup> Avenue	5/24/17	Renewal Liquor, Wine, Beer & Cider
For The Love of Art Corp., d/b/a Pinots Palette, 7518 13 <sup>th</sup> Avenue	5/26/17	Renewal Wine, Beer & Cider

\*Will be invited to present application at Police & Public Safety Committee Meeting in June 2017.