

**Community Board Ten Board Meeting Attendance  
Shore Hill Community Room  
Tuesday, January 19, 2010 – 7:15 pm**

Board Members Present: 43

Greg Ahl  
Liz Amato  
Ruth Berg  
Allen Bortnick  
Kevin Peter Carroll  
Robert Cassara  
Thomas Colasuonno  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Anna DeMetz  
Khader El-Yateem  
Siti Eschrich  
Ann Falutico  
Michael Festa  
George Fontas  
Salvatore Girgenti  
Judith Grimaldi  
Ron Gross  
Stephen Harrison  
Habib Joudeh  
Brian Kieran  
Scott Klein  
Dino Lamia  
Nikolaos Leonardos  
Rhea McCone  
Mary Nolan  
James O'Dea  
Eleanor Petty  
Susan Pulaski  
Mary Quinones  
Michael Quinones  
Dean Rasinya  
Susan Romero  
Jean Ryan  
Dilia Schack  
Eleanor Schiano  
Joanne Seminara  
Joseph Sokoloski  
Larry Stelter  
Maureen Stramka  
Fran Vella-Marrone  
Mary Ann Walsh

Board Members Excused: 5

Michael Casale  
Barbara Germack  
Stella Kokolis  
Jeannie May  
George Prezioso

Board Members Absent: 2

Charles Elias  
Husam Rimawi

Ex-Officio:

Councilman Vincent Gentile

# COMMUNITY BOARD TEN GUESTS

**Date:** January 19, 2010, 7:15 pm

**Subject:** Board Meeting; Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax#	E-Mail Address	Organization/Affiliation
Dena Elakad 2444 86th st	718-314 1336	—	—	U.S. Census Bureau.
HAROLD EGEW	718-422- 7458			BROOKLYN DAILY & BAY RIDGE EAGLES
SUSAN TIROCCA	718-492- 2462	718-492 2562		AM HYER-SPENGE
Luka Dolalmy	718 802 4836		lukedolalmy@ brooklynbp.nyc.gov	BROOKLYN BOROUGH PRESIDENT'S OFFICE
James Dedousis	718 833 4530		jdedousis@ gmail.com	<del>Bay Ridge</del> Bay Ridge Food Coop.
Kirk TZANIDES				
Charles Glaves	212-788 7851	212 788 7754	cglaves@cityhall.nyc. gov	MAYERS (CAU)
Basil Capetanalis	(718) 238-1354	(718) 833-7843	basil@uapllc.com	5th Ave BID
June Johnson	718 7450875			American Cancer Society
Justin Lee Brannan	917 796 6989		Justin.Brannan @bnai.zion.org	
John P DELUCA	718-680-5578			

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<u>Name/Address</u>	<u>Phone #</u>	<u>Fax#</u>	<u>E-Mail Address</u>	<u>Organization/Affiliation</u>
Alan Aja 11209 455 85th St	917-543- 6463		aaja@brooklyn- cuny.edu	
Linda Lupia				AM ALEC BROOK-KRAZY
Julia Glauboch	718 999-1460	718 999-2789	glaubj@fontny.gov	FONY CAO
ATINSP RACCUGLIA	718 439 4223	718 439 4223		68 AUX POLICE
Maia Mullankey	718 238 1001			
Maureen Landers	718-238- 1001		maureen.landers @landesmadde.com	
MEGHAN ANORADE	310-574- 7877		MISSMEGGYMEG5@ GMAIL.COM	
Rima McCoy	917-703 4265			
Jeanne Solomon	347 844 3824		SOLOMONJEANNE @HOTMAIL.COM	local parent Bay Ridge Parents group
LARRY MURRISH	917 836 3628			REP FOR DISTRICT ATTORNEY HYNES
LINDA ORLANDO	238 9135	238 9135	L1ORLANDO@Coal.	

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Bob Muldoon 310 94th St, #515	718/836-6328		2PMNYC@ hotmail.com	
Kathy Azell 310 94th St #515			dreamsuccess4all @aol.com	
Ilene Sacco	917 744-2837		<del>Ilene</del> 15ACCO@peoplepc.com	Pact Council
Rosa Casella (NIA)	718- 236-5266		INFO@NIABKLYN.ORG	NIA

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<u>Name/Address</u>	<u>Phone #</u>	<u>Fax#</u>	<u>E-Mail Address</u>	<u>Organization/Affiliation</u>
Barbara Cassidy 235 92 St	718 921 5839		Cassidyb02 @hotmail	—
Caren Sgarlato	718-837- 3818		CSGARLATO@ yahoo.com	MetLife

**COMMUNITY BOARD TEN BOARD MEETING**  
**January 19, 2010, Shore Hill Community Room**  
**MINUTES**

District Manager Beckmann welcomed all to the Board Meeting at 7:20 pm. She invited the Honorable Justice Arthur M. Schack, Supreme Court Justice and Former Chair of Community Board 10 to swear in Brian J. Kieran as Vice Chair, Eleanor Schiano as Secretary and Mary Ann Walsh as Treasurer. He administered the Oath of Office to those three officers.

DM Beckmann introduced former Chairs Joseph Bova, David Vaughn, Arthur Schack, Basil Capetanakis, Kirk Tzanides, Stephen Harrison, and Dean Rasinya. She then invited Justice Schack to administer the Oath of Office to incoming Chairwoman Joanne Seminara.

All former Chairs lined up in the order that they served the Board and ceremoniously passed a gavel down the line beginning with the most senior to our newest Chair.

Chairwoman Seminara thanked Justice Schack for performing the Oath of Office ceremony. She recognized all of Community Board 10's former Chairs, those with us and those no longer here. She thanked the Board Members for placing their confidence in her and pledged to do her best and to aspire to the great people that have gone before her. She spoke about the upcoming proposed Charter Revision and proposed devastating cuts to our Community Board budget. Chairwoman Seminara's remarks included praise for the hard work of our Board Members and she encouraged each to remain active and enthusiastic about their Board positions.

She spoke passionately about Community Board 10's Zoning history and the history of Community Boards, noting Ed Hiltbrand's role in implementing the idea of having a local decentralized neighborhood office 38 years ago. He was the first District Manager in the Office of Neighborhood Services, the precursor to Community Boards. Chairwoman Seminara shared that Ed was a good friend and stated that she plans to emulate Ed and dedicate her services to his memory.

She spoke about the reasons why Board Members spend so much of their valuable time dedicated to the community work they do. She stated it is because of their sincere desire to make our community and our city a better place. She thanked her fellow Board Members for their commitment and stated that she looks forward to working with them.

Chairwoman Seminara invited former Assembly Member and community treasure Adele Cohen to lead the Honor of the Pledge. Ms. Cohen thanked former Chair Rasinya and all former Chairs present and noted that Chair Seminara is the first Chairwoman of

Community Board 10. She commended Chair Seminara for her accomplishments and ability and spoke of how well she will lead the Board.

## **PUBLIC SESSION**

Colonel Stephen Smith, Commanding Officer of the Fort Hamilton Army Base thanked the Board for the discount coupon booklet for active military families that the Military and Veterans Affairs Committee assembled under the leadership of Committee Chair Judith Collins. He stated that the Fort is grateful to have such a helpful booklet. He presented a photo to DM Beckmann that was taken at the army base during the presentation of the booklet to him.

Chair Seminara called for adoption of the Agenda. Motion by BM Mary Quinones, second by BM Cassara. Agenda adopted as presented.

Chair Seminara called for adoption of the Minutes from the December 14<sup>th</sup> Board Meeting. Motion by BM Grimaldi, second by BM Klein. Minutes adopted as written.

## **PUBLIC SESSION (continued)**

Tobias Russo wished Chair Seminara the best of luck on her Chairwomanship. He congratulated former Chair Rasinya for his accomplishments during his tenure. He spoke of the great working relationship between the Governor's office and the Community Board that developed while Dean was Chair, specifically mentioning the success in obtaining high security fencing around the Bay Ridge Right of Way. Tobias presented former Chair Rasinya with a communication from Governor Paterson thanking him for his commitment during his term, and stated that he looks forward to working with Chairwoman Seminara during her term.

Councilman Gentile announced that he is excited about these new times and looks forward to working with our new Chair. He reiterated Chairwoman Seminara's remarks and agreed that we have to be prepared to defend all the good things that a Community Board does. He explained that last year the City Council successfully fought to restore the budget for Community Boards. He went on to say that the Mayor will deliver his state of the city address tomorrow and if he brings up the subject of forming a Charter Commission and asks for a review of the future of Community Boards, with any thought or suggestion that Boards might be passé, he will be first in line to object and fight for the continuation of Community Boards. The Councilman then presented the Board with a grant check in the amount of \$2,000 to help pay for postage, supplies, or whatever is necessary.

Councilman Gentile spoke about the proposed MTA cuts to our service. These will seriously affect seniors, students, businesses and all of us. He urged all to sign and to help collect signatures for his petition drive to oppose these cuts.

The Councilman informed us that if anyone would like to make a donation for the victims of the Haiti earthquake, they should contact his office to get a list of reputable charitable organizations that will ensure that donations will get to the appropriate organizations.

Councilman Gentile announced that he will be working during his term with the local precinct to concentrate less on parking revenue generating and more on safety activities like catching speeders. He invited all to attend his swearing in event on January 30<sup>th</sup> and stated that the details will be e-mailed to Board Members from DM Beckmann.

Susan Tirota, representing Assembly Member Hyer-Spencer extended congratulations to Chairwoman Seminara. She announced that the legislature was called back for an extraordinary session and met last evening at 8:00 pm regarding the Race to the Top money from the President. On Saturday there was a compromise bill regarding charter schools that was printed in expectation that it would be voted on and passed today in both Houses. This legislation raised the number of charter schools from 250 to 400. Unfortunately, there were not enough votes in the Senate for this legislation to pass. This compromise bill gave SUNY and the Board of Regents the chartering authorities and Mayor Bloomberg wanted the Chancellor to be the chartering authority. The deadline for the application was to be delivered to Washington by 4:00 pm today. Since that could not be done the Regents prepared a comprehensive proposal, met all the guidelines and that was sent to Washington. The expected amount of monies to be received can range anywhere from \$400 to \$700 million. Contrary to what has been stated by some, there is no requirement that there be an unlimited amount of charter schools. The failure to lift the charter school cap through legislation may have cost NYC a few points on their application, but does not knock them out of the box for federal funding. Lifting the cap would only enhance the application.

Susan stated that by law this morning, Governor Paterson is required to present a budget proposal to the legislature. He did so at 11:00 am and at this time Assembly Member Hyer-Spencer is still analyzing the proposed budget. Community News from the Assembly Member is available in the back. Also, "Save Our Drinking Water" flyers are available. At this point the shale drilling proposal is in the hands of the Governor. Signed flyers should be returned to the Assembly Member's office and she will deliver them to Albany. MTA flyers are also available for people to sign and return. If funds are to be restored, they will come from the state budget, so it is important that the state legislature have these petition flyers in hand.

Susan announced that Con Ed is proposing rate hikes once again. Public comments are being accepted until February 2<sup>nd</sup>.

Charles Glover of the Mayor's Office announced that tomorrow's State of the City address will be carried live on New York 1, or your favorite viewing station. He noted some key points to remember when donating to Haiti Relief funds – currently the best way to help is with a monetary donation through the American Red Cross or through 311 for the Mayor's Fund. When you donate to the Mayor's Fund, you can be sure that 100% of that donation is going to the earthquake victims. Volunteers who are willing to give their time are being placed on a list for future volunteer opportunities. 311 or [nycservice.org](http://nycservice.org) are compiling this list. The State Department has set up a number to get information about those in Haiti. The number is 888-407-4747. He asked everyone to keep the Haitian victims and their families in their thoughts.

Rita Meade from the Brooklyn Public Library announced that its website, [brooklynpubliclibrary.org](http://brooklynpubliclibrary.org) has listings about Haiti, such as how to donate, how to get information about loved ones in Haiti, etc. A benefit concert to aid Haiti relief efforts will take place on Friday, January 29<sup>th</sup> at the Central Library. The recommended donation is \$20, and 100% of the concert proceeds will benefit the LA Haiti Earthquake Fund.

Phyllis Bornstein from the Brooklyn Public Library spoke about the ongoing Sesame Street events at the Central Library, as well as the upcoming events at the Kings Highway Library. On Sunday, January 31<sup>st</sup> in the afternoon special Sesame Street events such as arts and crafts, guest readings, Elmo in Groverland and photos with Cookie Monster are planned. The photo with Cookie Monster requires a ticket that will be distributed at the Kings Highway Branch beginning on January 25<sup>th</sup>.

Dena Elakkad spoke about the 2010 Census and positions for employment that are currently available. The positions are full and part time and offer flexible hours at the rate of \$14 to 21 per hour. Testing for these positions continues through the end of February. The age requirement is 18 years old. BM Stramka added that as an employee of the Kings County District Attorney's office, she and her co-workers have been encouraging those who have lost their jobs to apply for positions with the Census. Dena left flyers for anyone interested.

David Morangio from the Bay Ridge Food Co-Op invited those interested to join them for a visit to the Park Slope Food Co-Op for a tour. The Food Co-Op is an opportunity for neighbors to work together for our own benefit. The Food Co-Op is still seeking a regular meeting space that is wheelchair accessible. Speakers are available to address community groups in a number of different languages. Post cards are available for anyone interested. BM McCone added that she took the tour on Monday and found it very impressive.

Annette Gerage spoke against the proposed MTA cuts and suggested that an audit and check of MTA expense accounts be done before MYA comes into residents' pockets. She spoke in favor of residents signing petitions against MTA cuts. She feels a greater effort is necessary to help get the word out that these cuts are possible, and to get residents involved in fighting the cuts. She asked how people are supposed to get to the new Key Food, which is a wonderful thing for our community, if there is no longer a B37 bus. She hopes that the Mayor remembers that the people of Bay Ridge supported him in his re-election. She feels we really need to speak up, because our own people in our own community have no idea what is happening. BM Berg commented since we are a NNORC, it is even more horrific that there is the threat of cutting our bus service.

Michelle Kennedy a mom in the area who is a driver and a pedestrian, spoke about the number of recent fatal accidents in the neighborhood where pedestrians are hit by cars. Parents are concerned for both drivers and pedestrians. Both frequently disobey the rules of the road, and her parent group is looking for ways to improve safety measures to make pedestrians feel safe and to make drivers feel much less stressed as pedestrians walk out in front of them as they are driving along. A petition was left for anyone to sign to try to help increase our safety in Bay Ridge. BM Romero asked what the petition was for and to whom it would go. Ms. Kennedy responded that the group is not exactly sure how to forward the petition yet, but currently they are looking for supporters who want to help try to change things. Chairwoman Seminara stated that this issue will be referred to our Traffic and Transportation Committee, and invited Ms. Kennedy to attend as well.

Alan Aja, a five year resident of Bay Ridge who takes his child to day care each morning, is extremely concerned about the aggressive driving that is on the increase in our neighborhood. He stated that our demographics are changing drastically and studies show that incoming immigrants and seniors are the least likely to drive and more likely to walk. We are becoming more of a pedestrian oriented community, more than ever before. He feels we need to respond by asking our police officers to lead by example. He stated that all too often he has seen our leaders make illegal u-turns. They should be leading, not just violating the laws and compromising our lives.

BM Bortnick shared that when using credit cards to make a donation for Haiti relief, most times the credit card companies are taking a percentage from every donation. He suggests not using credit cards to make charitable donations, because it costs the organization money. He also announced that on Monday January 25<sup>th</sup> a bus will be leaving at 3:00 am from 8<sup>th</sup> Avenue and 33<sup>rd</sup> Street in Manhattan to go up to Albany regarding gas drilling and the fracturing method. BM Bortnick will attend and will have the details sent from the Board office to all Board Members. He offered a ride into Manhattan for Board Members interested in attending. Pierre Lehu commented from the audience and agreed with BM Bortnick that some credit cards are taking a percentage from credit card donations for

Haiti, but he believes Amex is not taking a percentage for Doctors Without Borders. Information is available online.

## **PUBLIC HEARING**

In the matter of a renewal application for an unenclosed sidewalk café at Spartan Souvlaki, 6818 8<sup>th</sup> Avenue for 13 tables and 34 seats, DCA License Number 1142568, the Zoning and Land Use Committee Report was rendered by ZALUC Chair Seminara. See Attached. The applicant, Maria Lykourezos was present. The Committee Recommendation is to approve this application. Motion by BM Falutico, second by BM McCone.

**Motion: In the matter of a renewal application for an unenclosed sidewalk café at Spartan Souvlaki, 6818 8<sup>th</sup> Avenue for 13 tables and 34 seats, DCA License Number 1142568, the Zoning and Land Use Committee recommends approval of this renewal application. All in favor; motion carried.**

**Chairwoman's Report – See Attached**

**District Manager's Report – See Attached**

DM Beckmann added to her report two announcements that she was made aware of this evening. The FDNY is promoting their CPR To Go class which are one hour training sessions, free to the public at locations in each borough. Information is available at [nyc.gov/cprto go](http://nyc.gov/cprto go) or by calling 718-999-2413. She also announced that an Eagle Scout candidate, Christian Stellato is collecting items for wounded veterans at the VA Hospital. Supplies needed include phone cards, baseball caps, DVDs, playing cards, crossword puzzles, books and board games. Christian can be reached at 718-490-7784 to arrange a pickup or to ask a question.

**TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

Traffic and Transportation Committee Chair Kieran asked for a motion from the floor to deviate from the Agenda, since the Informational Report for Black Sea Car and Limo Service parking issues changed to a discussion and vote. Motion by BM Mary Quinones, second by BM McCone. T&T Chair Kieran rendered the T&T Committee Report and Recommendation regarding Black Sea Car and Limo Service. See Attached. The Recommendation of the T&T Committee is to deny the license renewal request from Black Sea. Motion by BM Cassara, second by BM Lamia.

**Motion: Community Board 10 to deny the license renewal request from Black Sea Car and Limo Service, 512 74<sup>th</sup> Street. All in favor; motion carried unanimously.**

T&T Chair Kieran continued to render the Committee Report and Recommendation regarding the 86<sup>th</sup> Street Subway Station renovation work. The contract has been awarded and a brief summary of work to be done was discussed. See Attached.

In reference to proposed MTA service cuts, T&T Chair Kieran continued with the Committee Report. See Attached. The Committee is opposed to the elimination of the B37 bus line and to the other proposed service cuts to our community. Motion by BM Vella-Marrone; second by BM Klein. There was no discussion.

**Motion: Community Board to send a letter to the MTA stating that at this point in time we are opposed to the elimination of the B37 bus line and to the other proposed cuts in MTA service to our community. All in favor; motion carried unanimously.**

T&T Committee Chair Kieran continued the Traffic and Transportation Committee Report with an informational report on drunk driving. See Attached.

Chairwoman Seminara thanked T&T Committee Chair Kieran for his service to the Board while he was Chair of the Traffic and Transportation Committee.

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

The Zoning and Land Use Committee Report and Recommendation regarding the DCP Proposed Residential Streetscape Preservation Text Amendment was rendered by ZALUC Chair Seminara. See attached. ZALUC Chair Seminara announced that there are several different Recommendations, and each would be taken separately.

In reference to front yard planting requirements, ZALUC unanimously recommends the front yard planting requirement of the text. Motion to accept by BM Ahl; second by BM Cassara. There was no discussion.

**Motion: Community Board Ten to support the front yard planting requirements of the DCP proposed Residential Streetscape Preservation Text Amendment, N10039 ZRY. 42 in favor; 1 abstention – BM Bortnick. Motion carried.**

With regard to Curb Cuts in R4B, R5B, R6B, R7B, and R8B districts and a change in the definition of the word “development” in the Zoning Resolution, the ZALUC unanimously supports this amendment to Section 25-633 which extends the prohibition to the construction of curb cuts with respect to lots with buildings less than 40 feet wide in “B”

districts which are characterized by row house development with planted front yards and free of any curb cuts. Motion to accept by BM Grimaldi; second by BM Vella-Marrone.

**Motion: With regard to Curb Cuts in R4B, R5B, R6B, R7B, and R8B districts and a change in the definition of the word “development” in the Zoning Resolution, the ZALUC unanimously supports this amendment to Section 25-633 which extends the prohibition to the construction of curb cuts with respect to lots with buildings less than 40 feet wide in “B” districts which are characterized by row house development with planted front yards and free of any curb cuts. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

In reference to a change in text to allow a minimum percentage of required open space on a lot to be used for parking, this amendment defines the percentages of open space to be used for parking to be:

- (a) in R1, R2, R3, and R4 districts, driveways and parking spaces can occupy no more than 50% of the open space requirement;
- (b) in R4B, R4 and R5 districts parking space/driveways can occupy no more than 66% of the open space on a zoning lot.

ZALUC unanimously recommends this text amendment change. Motion to support the Committee recommendation by BM Colasuonno; second by BM Mary Quinones.

Discussion followed. BM Romero asked for a definition of open space, if it is inclusive of walkways and greenery. ZALUC Chair Seminara responded and explained that it is very difficult to explain. There are whole sections of the Zoning Resolution about what can be an obstruction in open space and still be considered open space. She gave examples such as balconies, breezeways and antennae that are permitted obstructions in open space.

Typically, anything that is not a building and is open to the sky is open space. BM Romero asked if that also includes an easement, because then what is left is minimal space for the yards text amendment. Chairwoman said it does, because an easement is used for parking. An easement is something you can move over, not build on. BM Harrison agreed.

**Motion: To support a change in text to allow a minimum percentage of required open space on a lot to be used for parking. This amendment defines the percentages of open space to be used for parking to be: (a) in R1, R2, R3, and R4 districts, driveways and parking spaces can occupy no more than 50% of the open space requirement; (b) in R4B, R4 and R5 districts parking space/driveways can occupy no more than 66% of the open space on a zoning lot. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

Regarding curb cut spacing, existing rules require that curb cuts be spaced at least 16 feet apart in districts lower than in R4, and in R4B, R5B, R6B, R7B and R8B, that the curb cuts must be at least 34 feet apart. There is a section of the zoning text that says if you are

building a multiple dwelling you are required to put parking in, and if you are not able to meet the zoning requirements of curb cut spacing, you may apply for a waiver which is automatically granted if you put your case together. The proposed text would allow these curb cuts without Commissioner of Building's approval. The ZALUC recommends this change provided that these curb cuts which are necessary to meet parking requirements be required to provide zoning references and dimensions to show the location of curb cuts on all adjacent properties in filed zoning diagrams. Motion to accept the ZALUC recommendation by BM Berg; second by BM Pulaski.

**Motion: To support the Department of City Planning text change to allow curb cuts where they create a compliance issue for otherwise legal development with the following proviso: that applicants for these curb cuts which are necessary to meet parking requirements be required to provide zoning references and dimensions to show the location of curb cuts on all adjacent properties in filed zoning diagrams. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

Regarding garages and garage heights, the text amendment requires taller garage ceilings for accessible vehicles to comply with the Americans with Disabilities Act. The Zoning and Land Use Committee supports this amendment with the following conditions:

1. that such increases in garage height not be allowed to accommodate uses other than parking in garages; and
2. that text amendment change explicitly states that parking garages permitted thereunder not accommodate or be converted to other uses; and
3. if any new parking spaces are created pursuant to the text amendment and such garage space is converted to non-parking uses, the adjacent driveway space not be permitted to be used for parking.

Motion to accept the ZALUC recommendation by BM Lamia; second by BM Vella-Marrone. Discussion followed regarding whether it is the ceiling or the roof of the garage that would be 14 feet, or the doorway of the garage. Chairwoman Seminara stated that the text addresses the height, not the door height. She clarified that the purpose is for the entrance door to be compatible with the new height. Another point raised that if garage space is converted to living space, the FAR of your home is affected. Chairwoman Seminara also clarified that the new garage height would not be permitted to be used for any purpose other than for parking use.

**Motion: Regarding garages and garage heights, Community Board 10 supports the text amendment requiring taller garage ceilings with compatible entrance doors for accessible vehicles to comply with the Americans with Disabilities Act with the following conditions:**

- 1. that such increases in garage height not be allowed to accommodate uses other than parking in garages; and**
- 2. that text amendment change explicitly states that parking garages permitted thereunder not accommodate or be converted to other uses; and**
- 3. if any new parking spaces are created pursuant to the text amendment and such garage space is converted to non-parking uses, the adjacent driveway space not be permitted to be used for parking. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

Regarding front yard parking and curb cuts, ZALUC makes the following recommendation: With reference to Zoning Resolution Sections 23-44, 25-621 which sections indicate a prohibition or prohibit front yard parking on zoning lots of less than 35 feet of street frontage unless such parking spaces are located in a side yard or in the rear of the residence and prohibit parking between the front lot line and the building street wall that such prohibition be extended to zoning lots with 35 feet or more of street frontage, that is, ZALUC recommends striking proposed Section 25-621 (a) (2) (ii) so as to prohibit all new front yard parking, and further that the illustration on page 11 of the diagrams accompanying the text amendment (depicted on the website) be corrected to delete the depiction of a vehicle parked in front of a building streetwall, which is not allowed under the text presented; and further that the language of proposed Section 621 (a) (1) be amended to the extent it is contradictory on its face; and further that the language of section 25-633 (b) line 3 be amended to strike that “a parking space located beyond the front yard” and replaced with “a parking space not located in the front yard”. Motion to accept the ZALUC recommendation by BM McCone; second by BM Grimaldi.

Discussion included a question about the minimum required side lot. ZALUC Chair Seminara clarified that the minimum side yard requirement is 8 feet wide and must be on the lot of the person who wants to build the parking lot. A question about existing illegal curb cuts was asked and ZALUC Chair Seminara answered that enforcement is needed. This text amendment will not affect those curb cuts. BM Cassara stated that the rules need to be in place first and the next step is to clarify them. BM Bortnick objected to restrictions on automobile parking due to the fact that many residents have several cars. He again suggested that we look at back in angle parking. Chairwoman Seminara responded that this does not pertain to the zoning resolution. BM Cruz asked that we call the question, and discussion was closed by Chairwoman Seminara.

**Motion: Community Board Ten to support the zoning resolution amendment that prohibits front yard parking in connection with all lots, and that certain allowances for front yard parking be stricken from the language that has been suggested by the Department of City Planning. 40 in favor; 2 opposed – BM Bortnick, BM Romero; 1 recusal – BM Stelter. Motion carried.**

Chairwoman Seminara thanked the Zoning and Land Use Committee and congratulated her fellow officers.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

Chairwoman Seminara adjourned the meeting at 9:28 pm.

Dear Board Members and Guests:

Thank you again for the honor of serving as your Chair for 2010. I have enjoyed hearing from many of you with your good wishes, committee requests, suggestions and enthusiasm for the work we will do this year. New ideas are always welcome and I ask that you contact me with suggestions or leave messages for me at the District office. It may take me a day or so but I will get back to you.

My work with Jo and Dorothy and JoAnn has given me a renewed appreciation for their skill, hard work and attention. As I am sure you know the devil is always in the details and our community district office is covered. I thank them for their daily support and wonderful spirit.

We have newly reconstituted committees – please help me to remember their names of which I carry around on index cards-- new chairs and some new committee ideas to announce. Because our committees are fewer and have more members they are likely to be busier. Therefore, I have asked members of several committees to act as “sub-committee” chairs with the various chairs on discrete topics in order to spread the work and responsibilities among more of our members.

The appointments for the following year are as follows:

Budget and Personnel:

Will be chaired by Dean Rasinya with the able assistance of our well-experienced Treasurer Mary Ann Walsh.

Environmental

Our chair will be Greg Ahl, a 3rd Avenue merchant and long time board member who has a special appreciation for the vigilance needed to combat trash on our commercial strips and many more issues that need our attention.

Senior Issues, Housing and Health and Welfare:

Our Chair will be Judie Grimaldi, long-time board member, community activist and well known elder law specialist.

Traffic and Transportation

Doris Cruz, with her wonderful attention to detail regarding geography and traffic disturbances throughout our District will Chair this committee. Doris will be joined in a supporting role by Lawrence Stelter, who will act as subcommittee chair on bus and subway route operational changes including those proposed in connection with construction and or infrastructure changes.

Police and Public Safety

Our Chair will continue to be Susan Pulaski who has done a wonderful job over the past several years detailing the problems and solutions proposed in connection with rowdy bars and establishment, liquor licenses and the like.

### Zoning and Land Use

Learning first hand of the huge time commitment of chairing this committee and how helpful it is to have a working familiarity with zoning, attorney Steve Harrison, who as you know is well qualified in this area, has agreed to chair this committee with supporting help from subcommittee chairs, faithful zoning devotee and diligent committee member, Ronald Gross, who will handle and report on café applications on our commercial strips which are a regular part of the work of this committee.

Experienced architect Ann Falutico will take on our supervision and input with regard to the design and development of the 2 new primary schools that are being planned, one at the site of the Green Church the other on 4<sup>th</sup> Avenue and 89<sup>th</sup> Street.

### Youth Services, Education Libraries

Our new chair will be one of our most experienced Board members, Judith Collins. Judith is a former educator with a special interest in education and is very excited about taking on this new role. Judith has as an excellent working relationship with staff and has been more involved with Board activities in each passing year of service. Judie has been a member of this Board with excellent attendance for 24 years. .

### Parks, Cultural Affairs, Communications and Public Relations

I am delighted that Michael Festa, a relative newcomer, has agreed to Chair this newly constituted committee and I ask that you support Michael in his new role. Michael and I have already discussed possible ideas like updating our website, setting up small social meetings at our district office so we can get to know each other better (especially since we have a good number of newer members) and finding ways to become better known in the community.

In addition, Judith Collins has agreed to continue to be a liaison to Fort Hamilton Army Base and we will activate the Military and Veteran's Affairs Committee as necessary as suggestions are made for the need to do so; many of you expressed your support for the continuation of this work.

Finally, George Fontas has graciously agreed to continue to be our Parliamentarian for the coming year and I will look to him for guidance in running our meeting.

As you have heard, this year, the US Census Bureau will attempt to count all residents of the United States, regardless of immigration status. The results of the census will determine the amount of funding sent to our community for youth and senior programs and representation in Congress and impact on our city and boroughs ability to implement much needed services. In a very lean financial year at all levels of government, it is critical that we count as many people as possible so that we do not suffer more cuts than necessary. Our Borough President tells us that during the last census the year 2000 Brooklyn neighborhoods has some of the lowest responses, less than 40%. While this may not reflect numbers in our neighborhood, we do know that we have many undocumented immigrants living here and it is critical that everyone be counted. Thus, I

hope we will encourage our friends and neighbors to answer the census. I have asked Board member Jeannie May to keep us abreast of the census activities and to be in communication with the Borough President's office by attending meetings and about this important topic and report back to us as more information becomes available.

I earlier spoke about the possibility that the budget for our Community Board and Boards throughout the city will be further cut. We do this budget dance every year or so and we have been lucky that funds have been restored from time to time. However, the threat of de-funding is ever more a reality and serious this year because, as I earlier mentioned, a new charter commission may try to diminish the role of the local community in city government and even completely de-fund and amend --as in weaken -- our formal powers. Our vigilance is needed on this. I already attended an important meeting at Borough Hall with other Board Chairs 2 weeks ago to see how the Brooklyn Boards can band together to oppose any proposed Community Board weakening amendments to the Charter. I have asked our very talented Vice-Chairman attorney Brian Kieran to be our resident expert with regard to charter revision as it may affect us and how we can help. Please stay posted as your testimony may be needed on how important it is to our neighborhoods that community boards remain strong and well-funded. Our first step on this score will be to highlight our most important accomplishments and help develop a joint Brooklyn campaign to save ourselves.

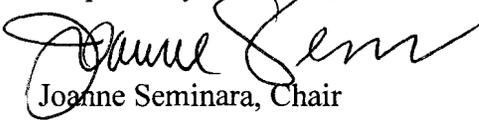
Lastly, a word about attendance. While most of you are very faithful attendees there are some members who regularly do not attend committee meetings and/or general meetings or do not stay for the entire meeting. We are only as strong as our participation. We need you to be here so we can be most effective.

It is my goal to streamline our meetings a bit, even as I talk too much tonight. To shorten some of our committee reports if possible (except for the unusual zoning report this evening). It is even one of my goals to get us home at a reasonable hour. Thus, we will once again limit public comments during the public session to 3 minutes or less, though I believe very strongly in the importance of our being "a public square" accessible to all. Our office is thankfully always open and we would ask our public session speakers to give most details regarding their comments to our office so we can address our attention to them.

Last, but not least, before you leave tonight, please pick up the list of membership on committees which is up at the front desk.

Once again, I look forward to working with you. Thank you.

Respectfully submitted,

  
Joanne Seminara, Chair

## DISTRICT MANAGER'S REPORT

January 19, 2010

Good Evening Board Members:

On behalf of the District Office staff, I would like to extend my congratulations and best wishes to our new Chairperson Joanne Seminara and our new officers – Brian Kieran, Vice Chair, Mary Ann Walsh, Treasurer and Eleanor Schiano, Secretary. We look forward to another exciting and productive year at CB 10.

On January 12, 2009, I attended the Borough President's monthly Borough Cabinet meeting where Brooklyn District Managers were briefed about the reconstruction of the bridges over the Belt Parkway. The long awaited Bay Ridge Avenue Overpass is part of this project and Community Board Ten will host a meeting with DOT in the next few months to discuss the finer details of the project.

Pothole complaints were noticeably the largest complaint we received this month – which is expected after heavy snowfall and salt spreading. In fact, over the past two days DOT has been busy in Board Ten making pothole repairs. DOT had a roving crew making pothole repairs on the Eastbound BQE causing delays back to the Verrazano Narrows Bridge.

Today we received quite a few phone calls that several cars had their windows smashed on 67<sup>th</sup> Street between Shore Road and Colonial Road, 68<sup>th</sup> Street between Shore Road and Narrows Avenue and on Bay Ridge Avenue at Shore Road. I strongly advise all residents to file Police Reports with the 68<sup>th</sup> Precinct when vandalism occurs – especially to automobiles. Many residents do not take the time to file police reports.

On Monday, January 25, 2010, the New York City Department of Homeless Services will conduct its annual Homeless Outreach Population Estimate (HOPE). Thousands of volunteers are needed to canvass parks, subways and other public spaces to survey the number of people living unsheltered in the city. DHS is asking for volunteers to help collect vital information that is used by outreach teams to help homeless people leave the streets for a better life.

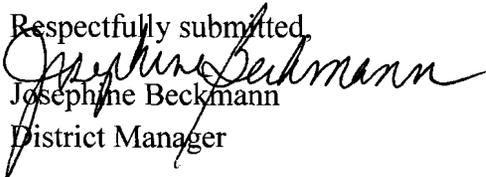
During the month of December I joined the Homeless Outreach Team assigned to the Community Board Ten area and surveyed locations chronically reported to us by area residents. We now have a direct line of communication with two staffers that we work with to provide services to these individuals.

NYC Parks Department – is recruiting lifeguards – men and women 16 years of age – full time seasonal work at city beaches and pools. If you know anyone that is interested please call 311.

The Borough President will be hosting Annual Valentine's Day Champagne Reception for Brooklyn Sweethearts married 50 or more years. It will take place on Friday, February 12, 2010 1:00 PM at the El Caribe. Reservations are necessary and can be arranged by calling 718-802-3717.

The next General Board Meeting for Community Board Ten will take place on Monday, February 22nd 7:15PM at the Knights of Columbus 1305 86<sup>th</sup> Street.

Respectfully submitted,

  
Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2009 to June 30, 2010

Budget Appropriation for FY 10	\$206,895.00
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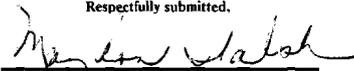
	7/31/09	8/31/09	9/30/09	10/31/09	11/30/09	12/31/09	1/31/10	2/28/10	3/31/10	4/30/10	5/31/10	6/30/10	Y - T - D
DISTRICT MANAGER	\$6,269.46	\$12,860.90	\$6,781.06	\$6,781.06	\$6,781.06	\$10,171.59							
COMMUNITY COORDINATOR													
COMMUNITY ASSOCIATE	\$4,000.86	\$4,000.86	\$4,000.86	\$4,000.86	\$4,000.86	\$6,501.29							
COMMUNITY ASSISTANT													
<b>Total Personal Services</b>	<b>\$10,270.32</b>	<b>\$16,861.76</b>	<b>\$10,781.92</b>	<b>\$10,781.92</b>	<b>\$10,781.92</b>	<b>\$16,672.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$76,150.72</b>

ExpensesCode	Description	7/31/09	8/31/09	9/30/09	10/31/09	11/30/09	12/31/09	1/31/10	2/28/10	3/31/10	4/30/10	5/31/10	6/30/10	Y - T - D
10B	Telephone	190.00	185.32	187.28	189.19	189.04	189.94							
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials													
101	Printing Supplies						131.50							
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment		135.00	135.00			135.00							
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc /Equip		18.02	107.41	44.41	571.66	44.41							
417	Advertising													
431	Leasing Misc Equip													
451	Local travel expenditures						400.00							
602	Telecomm. Maintenance	21.70	21.70	21.70	21.70	21.70	21.70							
612	Office Equip. Maint													
613	Data Process Equipment													
615	Printing Supplies						702.00							
622	Temporary Services-contractual		500.00		1,000.00		750.00							
624	Cleaning Services													
<b>Total Other than Personal Services</b>		<b>\$211.70</b>	<b>\$860.04</b>	<b>\$451.39</b>	<b>\$1,255.30</b>	<b>\$782.40</b>	<b>\$2,374.55</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,935.38</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>10,482.02</b>	<b>17,721.80</b>	<b>11,233.31</b>	<b>12,037.22</b>	<b>11,564.32</b>	<b>19,047.43</b>	<b>0.00</b>	<b>82,086.10</b>						
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<b>TOTAL UNCOMBURED BUDGET BALANCE</b>	<b>\$124,808.90</b>												
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Respectfully submitted,

  
 Mary Ann Walsh, Treasurer

Good Evening,

The Traffic and Transportation Committee met in quorum at the District Office on January 13, 2010. The Committee reviewed the TLC license renewal application from Black Sea Car and Limo Service, located at 512 74<sup>th</sup> Street, for a base station. According to the TLC, livery service providers must present evidence that one half of the vehicles affiliated with the service have off-street parking. In addition, the base must have a plan to dispatch the vehicles from the off-street facility in order to reduce the impact on-street parking near the base. There has been a high volume of complaints from many residents of 74<sup>th</sup> Street about illegally parked Black Sea cars. The District Office sent a letter to Igor Beznoz, the President of Black Sea, on December 28, 2009, which reminded him that complaints from residents of 74<sup>th</sup> Street continued and urged him to attend our January 13, 2010 meeting. No representative from Black Sea appeared. The Committee reviewed the complaints of illegal parking and double parking near the base as well as photographs of vehicles parked illegally. The photographs revealed multiple double parked cars by the base office, a double parked livery car with the hood lifted for service and a livery car parked in a cross walk. The Committee voted unanimously to recommend that the Community Board vote to recommend that TLC deny the licenses renewal request from Black Sea. Discussion. Motion. Vote.

Melissa Farley Assistant Communications Director for the MTA was in attendance and introduced the engineering staff and contractor for the 86<sup>th</sup> Street Station rehabilitation project. The project has already begun and should end in November 2011 (24 months). It will replace the rubbing boards with 2' by 2' tactile tiles, replace the track drains, replace the gratings, replace the trackwalls with panels of tile with a mosaic border and there will be a complete painting and waterproofing of the station. It will cost \$13.5 million dollars to complete and there is a penalty clause in the contract if not finished on time. Materials and tools will be stored on Fourth Ave. John Logue expressed the belief of the BID that the sooner the jersey barriers erected on Fourth Avenue by 86<sup>th</sup> and 87<sup>th</sup> Streets to store the tools are removed the better it will be for traffic and business. The engineers believed that would happen in 11 to 12 months. There should be no disruption to buses or surface traffic. The majority of the work will be done on weekends and evenings and subway service will continue with one track running during construction.

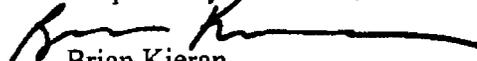
In addition, Ms. Farley gave some limited information about possible MTA cuts to bus service. At this time there is no plan which has been adopted by the MTA however the B37, the weekend X27/X28 and B16 and B4 is certainly on the chopping block again. Nothing can be done before a report is issued and public hearings must be conducted before a report can be voted on by the board of the MTA. There does appear to be at least a \$400 million shortfall in the MTA budget. Doris Cruz raised the possibility of using capital budget funds to alleviate some possible cuts. Larry Stelter shared an innovative suggestion that in the event the B37 is eliminated the B9 could be rerouted in Bay Ridge to replace some of the B37 service. John Logue reminded everyone the the "5<sup>th</sup> Avenue Loop" is available for senior citizens which would help many people if the B37 is axed. The Committee voted at this time to recommend that the Board send a letter to the MTA and request our elected officials to send one as well declaring that elimination of the B37 and weekend bus service is an unsound cost saving measure since the buses in CB 10 provide vital transportation to the elderly and persons with disabilities who cannot use alternate subway service. Let's face it, the B37 is a lifeline to the residents of the Bayridge/Dyker Heights NORC. It would be an insult and an injustice

to contemplate its complete elimination. Discussion. Motion Vote.

The last item on our agenda is accident prevention and driving under the influence of drugs or alcohol. We were given a comprehensive presentation from Mary Jane Marra, the representative and volunteer coordinator from Mothers Against Drunk Driving MADD in Kings County. Ms. Marra told us about the informative educational programs which she coordinates in our schools and community. There is a new program called BADD (bartenders against drunk driving). This program for bartenders makes them better able to recognize and deal with possible intoxicated customers. This could be of particular utility in Bayridge/Dyker Heights. The Committee will return to this issue during the year.

The accident prevention and DUI/DWAI issues were made more visible by some recent incidents. Legendary Coney Island strongman, Joe Rollino, was killed this month on 75<sup>th</sup> Street in a regular pedestrian/vehicle accident. Two young women were killed in Bayridge by a drunk driver on January 9, 2010. MADD is currently seeking a NYC/ Brooklyn chapter office as well as volunteers. The presence of an office can only help get the information out to the public. Our own member, Susan Romero, courageously shared her personal experience with the committee. The personal story of a victim of driving under the influence puts into perspective the necessity of reminding the community of the dangers and consequences of this crime. She recounted how her father was killed in an automobile accident caused by an intoxicated teenager when she was a young child. The ripple effect of this preventable tragedy is felt far beyond the people touched by the original incident. Officers Venetia and Troschetta provided DUI/DWAI statistics for the 68<sup>th</sup> Pct. Arrests in the precinct rose 131 % in 2009 (61 in 2008 to 192 in 2009). Our Board must insist on regular information and increased awareness of the problem as well as strong efforts to prevent and vigilant enforcement of the laws that exist. Thank you.

Respectfully submitted,



Brian Kieran

**COMMUNITY BOARD 10  
ZONING AND LAND USE COMMITTEE**

**MINUTES: JANUARY 7, 2010  
JANUARY 14, 2010**

January 7, 2010 – Committee met in quorum. Present were: Bob Cassara, Ann Falutico, Michael Festa, Judith Grimaldi, Ron Gross, Scott Klein, Dino Lamia, Susan Pulaski, Fran Vella-Marrone, Bob Hudock, Josephine Beckmann and myself.

**Residential Streetscape Preservation Text Amendment, N10039 ZRY**

The Department of City Planning (DCP) is proposing an extensive citywide text amendment to the New York City Zoning Resolution (ZR) which seeks to preserve and enhance streetscape character in residential neighborhoods. The amendment seeks to clarify, revise and introduce new regulations for residential buildings that affect front yard planting, location of parking spaces and curb cuts. Comments and recommendations to the application must be sent to DCP by January 25, 2010. The text amendment amends more than 40 sections of the Zoning Resolution.

The Zoning and Land Use Committee met to further consider this text amendment. DCP City Planners Richard Jacobs and Parul Agarwala presented the text amendment to the committee in the slide show format and answered questions from the Committee for approximately 1½ hours. A number of questions were presented to Department of City Planning which were answered in part in a subsequent written e-mail the following week.

Among these matters, the Committee considered provisions of the new text that would allow front yard parking in certain structures with lot sizes with more than 35 feet in frontage the necessity of an 18 foot front yard from a lot line to a building wall in order to accommodate front yard parking. Questions posed included clarification with regard to curb cut regulations as they are applied in different circumstances.

January 14, 2010 – Committee met in quorum. Present were: Bob Cassara, Ann Falutico, Ron Gross, Steve Harrison, Scott Klein, Dino Lamia, Susan Pulaski, Fran Vella-Marrone, Victoria Hofmo, Maria Lykourazos representing Spartan Souvlaki Restaurant, Josephine Beckmann and myself.

**1. Application for renewal of unenclosed sidewalk café to be located at Spartan Souvlaki, located at 6818 8<sup>th</sup> Avenue, DCA Application No. 42568:**

This is an application for renewal of a café with 13 tables and 34 seats. The applicant was represented by Maria Lykourazos. The Board office reports that there were no complaints received for this establishment. ZALUC determined that the restaurant does not use valet parking, does not obstruct pedestrian sidewalk access and that there are no concerns regarding operation of the café or restaurant. ZALUC noted that muni-meters were approved and will be installed on 8<sup>th</sup> Avenue in front of the restaurant. Therefore, the Zoning and Land Use Committee unanimously recommends approval of the renewal of a permit for an outdoor café by this applicant.

## **2. Residential Streetscape Preservation Text Amendment, N10039 ZRY**

ZALUC resumed its discussion of the text amendment and met for almost 2 hours to reconsider portions of the text and make recommendations concerning this application. After much study, discussion and collaboration spanning three separate meetings, the Zoning and Land Use Committee generally supports the text amendment with the following resolutions and findings.

### **A. Front yard planting requirements**

The proposal does not change the minimum planting that is required but no longer allows plantings in driveways to contribute to such minimum requirements and does not count strips of less than one foot in width toward such requirements. The modification also ensures that planting is equally distributed on a zoning lot containing more than one building. ZALUC unanimously recommends the front yard planting requirement of the text.

### **B. Curb cuts in R4B, R5B, R6B, R7B and R8B districts**

A change was made to the text of the zoning resolution to address a court case which defined the word "development" to refer only to new development with regard to allowing curb cuts to be created in certain districts. This amendment to Section 25-633 extends the prohibition to the construction of curb cuts with respect to lots with buildings less than 40 feet wide in "B" districts, which are characterized by row house development with planted front yards and free of any curb cuts. ZALUC unanimously supports this text amendment.

### **C. Change in text to allow a minimum percentage of required open space on a lot to be used for parking**

Existing regulations limit the amount of open space that can be used for driveways and open parking spaces and are ambiguous in not addressing open space to be occupied by parking spaces in some districts. This amendment defines the percentages of open space to be used for parking to be: (a) in R1, R2, R3 and R4B driveways and parking spaces can occupy no more than 50% of the open space requirement; (b) in R4B, R4 and R5 districts parking space/driveways can occupy no more than 66% of the open space on a zoning lot. ZALUC unanimously recommends this text amendment change.

### **D. Curb Cut Spacing and DCP Authorizations**

Existing rules require that new curb cuts be spaced at least 16 feet apart (or 34 feet apart for buildings wider than 40 feet in R4B, R5B, R6B, R7B and 8B districts). This rule applies to all curb cuts constructed after 1989, whether on the same or on an adjoining zoning lot. This spacing rule can severely restrict curb cuts necessary for new developments where off-street parking required. However, the zoning text allows the Commissioner of Buildings to waive the spacing requirements where it is not possible to comply, and where at least 16 feet of uninterrupted curb space will be maintained (or 34 feet in R4B and R5B districts). According to DCP, the waiver process is cumbersome, time consuming and unnecessary since it can easily be demonstrated whether one can comply with the spacing rule or not. The proposed text would allow the curb cuts without Commissioner of Buildings approval (Section 25-27). ZALUC unanimously recommends this change which would allow curb cuts where they create a compliance issue for otherwise legal development with the following proviso: that applicants for these curb cuts which are necessary to meet parking requirements be required to provide zoning references and dimensions to show the location of curb cuts on all adjacent properties in filed zoning diagrams.

E. Garages and Garage Heights

The text amendment increases the limit on the height of garages to comply with the Americans with Disabilities Act which requires taller ceilings for accessible vehicles. This proposal raises garage heights to 10 feet to 14 feet above curb level.

ZALUC supports this amendment with the following provisos/conditions:

1. that such increases in garage height not be allowed to accommodate uses other than parking in garages; and that
2. text amendment change explicitly states that parking garages permitted thereunder not accommodate or be converted to other uses; and
3. if any new parking spaces are created pursuant to the text amendment and such garage space is converted to non-parking uses, the adjacent driveway space not be permitted to be used for parking.

F. Front Yard Parking and Curb Cuts

ZALUC makes the following recommendation:

With reference to Zoning Resolution Sections 23-44, 25-621 which sections indicate a prohibition or prohibit front yard parking on zoning lots of less than 35 feet of street frontage unless such parking spaces are located in a side yard or in the rear of the residence and prohibit parking between the front lot line and the building street wall that such prohibition be extended to zoning lots with 35 feet or more of street frontage, that is, ZALUC recommends: (a) striking proposed Section 25-621 (a) (2) (ii) so as to prohibit all new front yard parking and; (b) that the illustration on page 11 of the diagrams accompanying the text amendment (depicted on the website) be corrected to delete the depiction of a vehicle parked in front of a building street wall, which is not allowed under the text presented; (c) that the language of proposed Section 621 (a) (1) be amended to the extent it is contradictory on its face; and (d) that the language of section 25-633 (b) line 3 be amended to strike that "a parking space located beyond the front yard" and replaced with "a parking space not located in the front yard".

Respectfully submitted,



Joanne Seminara  
Chair, Zoning and Land Use Committee

JS:dg

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Gennaro's Catering Hall, Inc., 6602 13 Ave.	01-07-10	Renewal
Bridgeview Restaurant Corp., d/b/a Americana Diner & Restaurant, 6501 7 <sup>th</sup> Avenue	01-07-10	Renewal
61 Street Sutton Coffee Shop Inc., 6901 4 <sup>th</sup> Avenue	01-08-10	Renewal
Cavan Garden Inc., Three Jolly Pigeons, 6802 3 <sup>rd</sup> Avenue	01-15-10	Renewal
Hom Imports Corp, 8804-06 3 <sup>rd</sup> Avenue	01-19-10	Renewal
Mark Libertini or Entity to be formed; 8305 3 <sup>rd</sup> Avenue	01-20-10	New Application
Roxbury Lounge Inc., 315 93 Street	01-21-10	Renewal
93 Lounge Inc., 315 93 Street	01-21-10	New Application
Danish Convenience Inc., 7826 3 <sup>rd</sup> Avenue	01-25-10	New Application
Gada's Delicatessen, 9905-9903 3 <sup>rd</sup> Avenue	01-26-10	Renewal
Chelsea Station Ltd., 9510 3 <sup>rd</sup> Avenue	01-27-10	Renewal
Sirico's Catering Inc., 8023 13 <sup>th</sup> Avenue	01-27-10	Renewal
7701 Grocery Corp., 7701 5 <sup>th</sup> Avenue	01-28-10	New Application
450 87 <sup>th</sup> Street Restaurant Inc., d/b/a Top of the Crescent, 450 87 <sup>th</sup> Street	02-02-10	Renewal
6911 5 <sup>th</sup> Avenue Corp., d/b/a Killarney Pub, 6911 5 <sup>th</sup> Ave.	02-02-10	Renewal
Kelly's Tavern (Ciamaltha, Inc.), 9259 4 <sup>th</sup> Avenue	02-04-10	Renewal
Tereus Café Inc., d/b/a Omonia Café, 7612-14 3 <sup>rd</sup> Ave.	02-04-10	Renewal
The Woodburning Pit, 6715 5 <sup>th</sup> Avenue	02-05-10	Renewal