

**Community Board Ten Board Meeting Attendance  
Norwegian Christian Home  
Monday, November 15, 2010 – 7:15 pm**

Board Members Present: 44

Greg Ahl  
Elizabeth Amato  
Ruth Berg  
Allen Bortnick  
Kevin Peter Carroll  
Michael Casale  
Robert Cassara  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Charles Elias  
Khader El-Yateem  
Ann Falutico  
George Fontas  
Barbara Germack  
Ronald Gross  
Stephen Harrison  
Robert Hudock  
Habib Joudeh  
Katherine Khatari  
Brian Kieran  
Scott Klein  
Stella Kokolis  
Dino Lamia  
Nikolaos Leonardos  
Luigi Lobuglio  
Jeannie May  
Rhea McCone  
Mary Nolan  
Eleanor Petty  
Susan Pulaski  
Mary Quinones  
Dean Rasinya  
Husam Rimawi  
Susan Romero  
Jean Ryan  
Dilia Schack  
Eleanor Schiano  
Joanne Seminara  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Fran Vella-Marrone  
Mary Ann Walsh

Board Members Excused: 6

Justin Brannan  
Anna DeMetz  
Michael Festa  
Judith Grimaldi  
Rita Meade  
George Prezioso

Board Members Absent: 0

Ex-Officio:

Councilman Vincent Gentile

# COMMUNITY BOARD TEN GUESTS

Date: November 15, 2010, 7:15pm

Subject: Board Meeting, Norwegian Christian Home

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

| Name/Address                            | Phone #           | Fax#            | E-Mail Address               | Organization/Affiliation                   |
|---|-------------------|-----------------|------------------------------|--|
| ORLY AMOR<br>LINDA ORLANDO<br>260 65 ST | 238<br>9135       |                 | LINORLANDO@aol               | GLOBAL Mentoring                           |
| THOMAS GREENE                           | 718 -<br>833-0102 |                 | thomasegreen@aol             | NYSMEA, BRCC,                              |
| LINDA LUTTA                             |                   |                 |                              | Am Alea Brook-King                         |
| Charles Glover                          | 212 788<br>2451   |                 | cglover@cityhall.nyc.<br>gov | Mayor                                      |
| MARTIN Hopkins                          | 236 7237          |                 | chefMARTY49@aol              |  |
| LANCE Fernal                            | 718 937 6791      |                 | —                            | —  |
| CARLOS Rivera                           | 347. 489.5789     |                 | —                            | S.O.A. LOCAL 444                           |
| Jerry IACONO                            | 718<br>492-2662   |                 | —                            | SANITATION OFFICERS UN<br>S.O.A. LOCAL 444 |
| Michael McEvoy                          | 718<br>916-5782   |                 | —                            | S.O.A. Local 444                           |
| SUSAN TIRETTA                           | 718<br>492-2462   | 718<br>492-2562 | chulens@nysi.us              | AM HYBR-SPENCER                            |

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| <u>Name/Address</u>                | <u>Phone #</u>              | <u>Fax#</u> | <u>E-Mail Address</u>         | <u>Organization/Affiliation</u> |
|------------------------------------|-----------------------------|-------------|-------------------------------|---------------------------------|
| Ian Richards                       | 718 745 4150                |             | ianr@panix.com                |                                 |
| R Anthony Carlson 68 <sup>th</sup> | 439-4211                    |             |                               |                                 |
| Heleen Klein                       |                             |             |                               | Community                       |
| MIKE GOULD                         | 630-4706                    |             | MICHAEL.GOULD@<br>US.ARMY.MIL | Ft Hamers ✓                     |
| HAROLD EGEW                        |                             |             |                               | PAY RIDGE CHURCH                |
| Luke DePalma                       | (718)<br>602 4836           |             |                               | BK BORO PRES                    |
| TOMAS KIM                          | (718)<br>6806521            |             | WIKERUSE@GMAIL.COM            |                                 |
| Jason Miller                       | 347-544<br>7619             |             |                               | RCS                             |
| Daniel Segarra                     | 718-687-<br>2636            |             |                               | RCS                             |
| Michael Emperor                    | 718-235-<br>2607            |             | BrooklynEmperor@<br>gmail.com | Bay Ridge Food Co-op            |
| <del>George/Harold Kowledans</del> | <del>718<br/>680-0136</del> |             |                               |                                 |

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|---------------------|----------------|-------------|--------------------------------|---------------------------------|
| Penny Ringel        | 2126694576     | 2126694701  |                                | NYC Public Advocate office      |
| Rosa Casella        | 718-236-5260   |             |                                | N/A                             |
| Thomas Ruz          | 212-631117     |             |                                | A / B                           |
| Deeg Heilmann       | 718-4399012    |             |                                | Council Member SAGE Gonzalez    |
| Kenneth Lazar       |                |             |                                | NYC DOB                         |
| Larry Goldschlager  |                |             |                                |                                 |
| JUNE MARCUS         | 718 748 5611   |             | JUNE.MARCUS@SHOREROADPARKS.ORG | SHORE ROAD PARKS CONSERVANCY    |
|                     |                |             |                                |                                 |
|                     |                |             |                                |                                 |
|                     |                |             |                                |                                 |
|                     |                |             |                                |                                 |

**COMMUNITY BOARD TEN BOARD MEETING  
November 15, 2010 – Norwegian Christian Home  
MINUTES**

Chair Seminara called the meeting to order at 7:25 PM and introduced Salvatore D'Amato and Peter D'Amato, Harbor View Car Service, to lead The Honor of the Pledge. Unfortunately, Salvatore D'Amato could not be with us.

Chair Seminara asked for a motion from the floor to adopt the Agenda. Motion by BM Quinones; second by BM McCone. Agenda adopted as written.

Chair Seminara asked for a motion from the floor to adopt the Minutes from the October 18, 2010 Board Meeting. Motion by BM Collins; second by BM Pulaski. Minutes adopted as written.

Chair Seminara invited Assembly Member Peter Abbate to speak. The Assemblyman thanked everyone for the election results and promised that he will continue to work hard for the community over the next few years, especially to get larger print on the ballots.

Chair Seminara invited Assembly Member Alec Brook-Krasny to speak. The Assemblyman said that it is his honor, his privilege and his pleasure to serve Bay Ridge and Dyker Heights, and he thanked everyone for hiring him for another two years. He wished all a Happy Thanksgiving holiday.

**PRESENTATION**

Special Agent James G. Capozzi of the Federal Bureau of Investigation gave a presentation on InfraGard, an FBI program to protect critical national infrastructure. Mr. Capozzi said that he has been with the FBI for 25 years and has a very challenging job in the New York office these days, which is to help keep our City safe from another 9/11-type terrorist attack.

The goal of InfraGard is a simple one: to keep our City safe from another attack. The FBI wants to protect the national critical infrastructure which includes the water supply, the food supply, energy, public health, the transportation system, and information technology. These keep our economy going and the government operating. There are approximately 18 different sectors that the President wants to keep safe.

This program was created because the government cannot protect the infrastructure that they do not own or operate unless private citizens are partnered with them. This is a nationwide program with over 40,000 members. Private citizens are helping the government do their part in keeping the City safe.

Mr. Capozzi pointed out that the New York City Police Department has approximately 34,000 people to patrol the five boroughs. The FBI has about 13,000 agents worldwide. The FBI's New York City Office, which is their largest office, has approximately 1,100 agents for 10-13 counties. They work on approximately 400 violations, which include kidnapping, truck hijacking, white collar crime, drugs, and fugitives. This is why they need our help.

Mr. Capozzi noted that the program is free to sign up for and will provide people with information and training opportunities. By raising awareness and letting people see what's going on locally, nationally and internationally, we are in a better position to help them keep our City safe. By signing up and identifying yourself, you give the FBI knowledge as to what your expertise is. Last year alone the FBI opened over 100 cases based on information that came in from members.

Mr. Capozzi encouraged people to go to their website, [www.infragard.net](http://www.infragard.net), to get information about the program and find answers to any questions they might have. That website has online applications for anyone interested in getting involved with this program.

Chair Seminara invited Council Member Vincent Gentile to speak. Council Member Gentile discussed the lawsuit against the MTA over the service cuts to buses, Access-A-Ride, etc. The MTA has met with the attorneys for the case and they now say that they are unwilling to move forward on any kind of concession. Council Member Gentile said they are advocating for a spur off the 3<sup>rd</sup> Avenue line to Lutheran Medical Center and back and also to improve the daily commuter service and bring back some type of weekend service to the community. To date, the MTA has not been willing to do that so the lawsuit is moving forward.

The Councilman announced that they are looking for a statistician to look at some of the census numbers in our community and analyze some of the population numbers and demographic numbers to see how they compare service cuts here versus the rest of the borough. It is his contention that service cuts have a different impact here in our community. Council Member Gentile explained they are proceeding under the Human Rights Act, New York State and New York City law. He asked if anyone knows of a statistician who would like to volunteer in this effort, to please contact him or Senator Golden. He will let the community know when the next court date is scheduled.

Councilman Gentile stated that one of the things he wanted to do was to equalize some of the property tax exemptions for veterans. This past week he introduced the Cold War Veterans Bill and he is asking for our help with this bill. The Cold War Veterans Bill will grant the property tax exemption to veterans of the Cold War period (1945-1991) who did not see combat. Currently only those veterans who saw combat during that period are eligible for the New York City Property Tax Exemption. This bill would equalize that. So if you are a veteran, you should be able to get that property tax exemption. This bill is Bill #387 and would cost the City just one ten-thousandth of 1% of the City budget. He asked for our support for this bill.

The Councilman noted that, in conjunction with what the Community Board has been doing, he introduced a bill on Hookah legislation. This bill will seek to equalize what occurs in Hookah bars with all the other indoor smoking regulations that have been passed under the Clean Air Act. This really affects bars opening in the future, and puts some restrictions on current establishments. The Councilman went on to say they are looking into additional legislation that would increase the ventilation requirements for the current bars. As far as underage smoking in those bars, that is one of the state laws that they have to talk about with enforcement, but we cannot do a law on top of a law. The conversations are going forward and we will see what happens as they are working with many people in the community on that.

Councilman Gentile noted that there has been some improvement with regard to the Fort Hamilton Parkway odor, which will be discussed later during the meeting.

Councilman Gentile announced that his office is one of the drop off locations for the 68<sup>th</sup> Precinct Community Council and the Dyker Heights Civic Association Toy Drive. He also reminded everyone that tomorrow, November 16<sup>th</sup>, is flu shot day at the Bay Ridge Center, and later in the month in Bensonhurst. They still have about 50 shots to give out. He ended by saying that at this time of thanksgiving, we should not only be thankful for our family and friends, but we should take a minute to also be thankful for our community.

## **PUBLIC SESSION**

Chair Seminara introduced Charles Glover from the Mayor's Office who announced that the Mayor would be in Washington D.C. tomorrow advocating for the 9/11 Health Care Bill. They are working hard to make sure that the people who were there working after the attacks of September 11<sup>th</sup> are taken care of now. He ended by stating that one of the things his office handles is quality of life concerns and invited anyone who had a matter to discuss could see him in the back after the meeting.

Susan Tirota, representing Assembly Member Janele Hyer-Spencer, thanked the Community Board for everything they have done. They have enjoyed working with the Board over the past four years. She announced that they will be closing down the Brooklyn office next Tuesday and the Staten Island office will close at the end of the year. She again thanked everyone for their support and hard work and presented the Chair with a plant as a token of the Assembly Member's appreciation.

Chair Seminara addressed Ms. Tirota and said it was a pleasure to work with Assembly Member Hyer-Spencer, Susan and the entire staff.

Carolyn Tanella spoke about the need to have the product Four Loko removed from stores. She noted that this is a very dangerous drink that should not be sold to minors. Two weeks ago she and her husband were in the hospital with their 13 year old son who had an alcohol level of 1.11 from drinking four of these drinks. By the time her son was found, he was lying on the ground unconscious, vomiting black charcoal from the Hookah he had smoked and foaming from the mouth. The written hospital records show the first diagnosis as intoxication abuse and the second diagnosis as seizures from the intoxication. Local stores need to know they cannot sell these types of drinks to children anymore. She knows of other parents who are having the same problem, so they need people to step up and ban this product. Chair Seminara stated that the District Office has received a lot of complaints about this issue and it will be referred to the Health and Welfare Committee.

Chair Seminara invited Carlos Rivera from the Department of Sanitation to speak. Mr. Rivera is the Business Agent for the Sanitation Officers Association and wanted to discuss potential service cuts that will affect our neighborhood. Deputy Mayor Goldsmith is trying to significantly reduce the number of Sanitation Supervisors. They want to demote 100 supervisors. The Brooklyn South 10 sanitation garage boundaries are 62<sup>nd</sup> Street to 101<sup>st</sup> Street, from Shore Road to 14<sup>th</sup> Avenue, with four sections in that district. On any given day there is an average of five to six supervisors who run the whole district. They want to reduce that to one or two supervisors. If the planned cuts go through, the upcoming season of snow, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Avenue businesses, and neighborhood cleanliness will all be greatly affected.

Mr. Rivera added that some of the daily functions of a Sanitation Supervisor are the cleanliness of the neighborhood, clearing vehicles away so the mechanical broom can do its job effectively, responding to 311 complaints on a variety of issues, routing trucks to a location in time of real need, making sure prep work is done before a holiday or special event, and the cleanup afterwards, and coordinating debris, snow or ice removal from streets in an emergency/disaster.

Michael McEvoy, a Sanitation Supervisor who is being demoted, spoke on the same issue. He has been a supervisor for three years. In BK10 they will be losing approximately 20% of their supervisors. Because of the cuts, streets will not be cleaned on time.

Orly Amor spoke about the Global Mentoring Center which is a system to mentor college students, business people, veterans, and anyone who would like to achieve their goals. They are trying to help people who don't know what to do with their lives set up goals. Ms. Amor noted that literature and business cards were in the rear of the room.

Tomas Kim spoke about bicycle lanes on Bay Ridge Parkway. He understands that a lot of people are opposed to the bicycle lane on Bay Ridge Parkway. He is a bicyclist and owns a bicycle shop on 5<sup>th</sup> Avenue. He thinks that bicycle lanes are very important for the City as they keep the City green and they prevent the cyclists from accidents. Mr. Kim feels bicycle lanes will slow down traffic on Bay Ridge Parkway. He asked that people think about the bicycle lane proposal again and come to an agreement.

Chair Seminara noted that Lance Fond had signed in to speak at the Public Session, but was not present when called upon.

**CHAIR'S REPORT – See Attached**

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

**TREASURER'S REPORT – See Attached**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

With regard to the 7<sup>th</sup> Avenue/78<sup>th</sup> Street/Fort Hamilton Parkway Exit of the Gowanus Expressway, Traffic and Transportation Committee Chair Cruz rendered the Committee report. See Attached. Discussion followed.

The Committee recommended a motion to ask DOT to implement only the diagonal crosswalk, traffic signal countdown and signage components of the new plan as soon as possible provided these components can be installed now before any additional changes are installed. BM Bortnick asked if there could be a discussion before the motion. Chair Seminara responded that there would be the motion first, followed by a discussion.

Chair Seminara noted that the motion on the floor was to approve the Committee's recommendation to ask DOT to implement only the diagonal crosswalk, traffic signal countdown and signage components of the new plan as soon as possible provided these components can be installed now before any additional changes are installed. Second by BM Stelter.

BM Bortnick stated that the one issue that has not been covered is the fact that DOT is still going to put two 5' wide bike lanes on Bay Ridge Parkway. To make matters worse, they are going to put what they call a left hand lane in at Fort Hamilton Parkway. If they put in the 5' bike lanes, we are going to wind up with a mutual car and bike lane on the south side as well as the north, which means we are going to be reduced to one lane of traffic each way no matter how you cut it. If this happens, there will be backups on Bay Ridge Parkway like we've never seen before. Traffic and Transportation Committee Chair Cruz stated that the representatives of DOT were not aware of the bicycle lanes.

BM Cassara asked about the traffic on 7<sup>th</sup> Avenue. Traffic and Transportation Committee Chair Cruz noted that traffic exiting the highway can go on 7<sup>th</sup> Avenue or Fort Hamilton Parkway. The traffic on 7<sup>th</sup> Avenue

will be directed onto 7<sup>th</sup> Avenue or Fort Hamilton Parkway. BM Cassara asked what they would be doing since 7<sup>th</sup> Avenue is a truck route and Fort Hamilton Parkway is not. This should be a major objection.

BM Berg restated her belief that it is dangerous for anyone to get in a bike lane on Shore Road. Traffic and Transportation Committee Chair Cruz noted that the current discussion was about the Fort Hamilton Parkway exit.

BM Romero asked if the bike lane on 7<sup>th</sup> Avenue is going to comingle with a car lane. The response was yes. DM Beckmann noted that actually the bicycle lane stops at 78<sup>th</sup> Street and what you see in the street is a shared lane which is two dotted lines with a picture of a bicycle, which means that cars and bikes ride together. BM Romero said that she rides that location fairly regularly and she has almost been hit a couple of times. The idea of a shared bike lane with cars and bikes just doesn't work for her as it is a very dangerous spot, and bicyclists need to be separate. Traffic and Transportation Committee Chair Cruz stated that they have many questions that have been addressed to DOT and there have been almost no answers.

BM Gross asked if the current bike lanes continue north and where they end. The response was that the bike lanes end there. BM Cassara stated that anyone taking that exit to make a shortcut and get off at Fort Hamilton Parkway will quickly figure out that it's not a very good strategy. After awhile the locals who are doing it won't do it anymore.

BM Ryan stated that in terms of pedestrians she thinks it is brilliant to go back to the diagonal crossing because there has never been enough time to go to the corner which is now all beat up with potholes and not safe. Committee Chair Cruz noted that the timing for that crossing would be standard for children and the elderly, which is 3 feet per second.

BM Bortnick noted that one thing that has not been mentioned is that the DOT policy of removing any markings for bicycles approximately 100' back from the intersection is to just remove the line, leave a symbol there, and the cars and bicycles are supposed to meld on their own into one lane of traffic. He feels it is a complete, total, absolute, misthought disaster on the part of DOT.

BM Hudock wanted to point out to the community that New York State law grants bicycle riders the same rights on public roadways as drivers of motor vehicles. BM Stelter feels that they are mixing transportation with recreation.

Chair Seminara and Traffic and Transportation Committee Chair Cruz reiterated the motion, which is to accept the Committee's recommendation to ask DOT to implement only the diagonal crosswalk, traffic signal countdown and signage components of the new plan as soon as possible provided these components can be installed now before any additional changes are installed. They could be temporarily removed if the Committee comes back with a different recommendation.

**Motion: CB10 to ask DOT to implement only the diagonal crosswalk, traffic signal countdown and signage components of the new plan for 7<sup>th</sup> Avenue/78<sup>th</sup> Street/Fort Hamilton Parkway Gowanus Expressway Exit as soon as possible provided these components can be installed now before any additional changes are installed. Second by BM Stelter. 43 in favor; 1 opposed – BM Harrison. Motion carried.**

## **POLICE AND PUBLIC SAFETY COMMITTEE**

With regard to the new SLA application for Tryst Lounge, Inc., 7724 13<sup>th</sup> Avenue, Police and Public Safety Committee Chair Pulaski rendered the Committee report. See Attached.

BM Falutico asked for clarification of the location. The response was 13<sup>th</sup> Avenue and 78<sup>th</sup> Street.

Chair Seminara noted that the practice has been to deny the application unless the owner agrees to the stipulations. Committee Chair Pulaski stated that the owner did agree to the stipulations at the Committee meeting. The motion on the floor is to deny the SLA application unless the following stipulations are agreed upon: no promoters are to be used and, if there is to be a change in the method of operation, the Board be notified 45 days in advance. Second by BM Grimaldi.

**Motion: CB10 to deny the SLA application for Tryst Lounge, Inc., 7724 13<sup>th</sup> Avenue, unless the following stipulations are agreed upon: No promoters are to be used and, if there is to be a change in the method of operation, the Board be notified 45 days in advance. All in favor; motion carried.**

With regard to a Cabaret License Application for dancing at NY Hollywood Club, Inc., 834 62<sup>nd</sup> Street, Police and Public Safety Committee Chair Pulaski continued to render the Committee report. See Attached.

Police and Public Safety Committee Chair Pulaski continued to render the Committee report regarding new business: Teenage drinking problem. See Attached.

Committee Chair Pulaski noted that there was an update to this Committee report. There have been four items in the local paper; two from the Daily News, one online, and one from Yahoo News. The update is that Gov. Patterson and State Liquor Authority announced an agreement yesterday with the Chicago-based Phusion Projects, which makes the drink Four Loko, and with the state's largest beer distributors, to stop selling caffeinated alcoholic beverages like Four Loko. The company agreed to stop shipping the drinks by November 19<sup>th</sup>. Distributors have until December 10<sup>th</sup> to finish out their inventory.

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

Chair Seminara thanked Zoning and Land Use Committee Chair Harrison for all the work he has done this past month, especially working with the residents of 72<sup>nd</sup> Street adjacent to the new school, PS 331, that's under construction. Zoning and Land Use Committee Chair Harrison rendered the Committee report. See Attached.

Chair Seminara noted that the motion on the floor was to accept the Committee's recommendation to approve the Department of City Planning's Key Terms Text Amendment as written and asking them to redefine three additional terms: shed, theater and cyber café. Second by BM Cruz.

**Motion: To accept the Zoning and Land Use Committee's recommendation to approve the Department of City Planning's Key Terms Clarification Text Amendment as written, and ask them to redefine three additional terms: shed, theater and cyber café. 43 in favor; one recusal – BM Stelter. Motion carried.**

With regard to curb cuts, Zoning and Land Use Committee Chair Harrison said that the Committee is still working on this issue.

## SELECT COMMITTEE ON PEDESTRIAN SAFETY

Select Committee on Pedestrian Safety Chair Fontas rendered the Committee report. See Attached.

Chair Seminara noted that people surveyed the streets and Committee Chair Fontas did a good job of putting together a chart which compiles all the information and grades the streets by the severity of multiple conditions. It is a very informative report and is in process. She thanked him for his work on this project.

## NOMINATING COMMITTEE

Nominating Committee Chair Vella-Marrone rendered the Committee reports. See Attached.

Nominating Committee Chair Vella-Marrone asked if there were any nominations from the floor. Since there were no further nominations from the floor, we will proceed with the following slate of officers for calendar year 2011:

|            |   |                 |
|------------|---|-----------------|
| Chair      | - | Joanne Seminara |
| Vice Chair | - | Brian Kieran    |
| Secretary  | - | Eleanor Schiano |
| Treasurer  | - | Mary Ann Walsh  |

## **OLD BUSINESS**

BM Cruz asked if there was a status on the Fort Hamilton Library. DM Beckmann replied that she did email the Brooklyn Public Library, however we do not have that information as yet and she will follow up. Chair Seminara recommended we write as well.

## **NEW BUSINESS**

BM Vella-Marrone announced that there will be a tree lighting ceremony in Dyker Heights on Friday, December 3<sup>rd</sup> at 7:00 PM in front of Frank's Pizzeria which is on the corner of Bay Ridge Parkway and 13<sup>th</sup> Avenue. They are trying to make it bigger and better than it has been in the past. She noted that the tree lighting is in honor of our troops, and invited all to come to support the troops.

BM Berg announced The Global Mentoring Center press conference on Wednesday, November 17<sup>th</sup> at 11:00 AM at Cebu, 8801 3<sup>rd</sup> Avenue. They also are having a "Business After Hours" on Friday, 6:00 PM, also at Cebu. Refreshments will be served at each event and all are invited. The last invitation was for women only. "The Ladies Who" will be meeting on December 1<sup>st</sup>, which is also the date of Community Board Ten's Holiday Party.

Chair Seminara said she hoped everyone would join Community Board Ten for their Holiday Party on Wednesday, December 1<sup>st</sup> at The Pearl Room.

Motion made by BM Cassara to adjourn, second by BM Ahl. With no further business, Chair Seminara adjourned the meeting at 9:00 PM.

**Chair's Report  
Community Board 10, Brooklyn  
November 15, 2010**

Dear Board Members and guests:

Thank you, Board Members, for your efforts to attend our meetings. Attendance is improving- as we get in to the busy holiday season, please continue your active support for our neighborhood sustaining work.

We do so much more than attend meetings and I know that many of you are leaders and volunteers with many other organizations in our community. You should know of the wonderful and generous food collection and distribution work being done by our senior issues committee members, lead by Judie Grimaldi. Without fanfare, our members are feeding the hungry. Join me in thanking:

Joseph Sokoloski – who collected food from Saint Patrick's School; Visitation Academy; PS 104 ; and with Fontbonne H.S which will collect food during Lent) and provide food donated to St. Vincent DePaul at Saint Patrick's RC Church.

Judie Grimaldi & Jeannie May who are collecting from PS 69 & Lutheran Elementary and the HS of Telecommunications for distribution to the Bay Ridge Center for Older Adults

Eleanor Petty and Mary Quinones have collected from Leif Ericson Day School – P.S.I.S. 180 for Saint Andrew's Church, OLA and Reaching Out Community Services.

Susan Romero & Anna DeMetz – collected food from Bay Ridge Prep for 4<sup>th</sup> Avenue Presbyterian Church

Particularly heartwarming were the photos Susan sent us of her son and his school buddy moving boxes of food.

And our Thanksgiving Food Collection today is for Saint Patrick's food pantry in Memory of our dear Board Member Helen Sokoloski which was arranged for by Joseph Sokoloski.

I had the privilege of participating in a forum on the implementation of the new federal health care act (the "HCA") which was sponsored by Brooklyn Congregations United on November 4, 2010. A number of Bay Ridge Congregations of several religious faiths are part of this important organization and participated in the event at The Lutheran Church of the Good Shepherd. The forum provided information about the expanded coverage offered by the Act and discussed issues related to its implementation of the new Act in New York State and locally. Many people are not fully aware of the changes and opportunities resulting from the new Act.

For example, people can now go to the emergency room without calling an 800 number, go to the OB-GYN without a referral, have more access to preventative tests. As you may have heard, insurance companies must now extend coverage of an insured to his/her children up to 26 years of age and the will be increasing reimbursement to cover senior prescription drugs costs for senior are caught in the "donut hole." The law is not a magic solution to all our problems and it will take years for it to fully implement. The HCA was drafted to be "budget neutral," which means that changes will often not take effect for years. In fact, the bulk of the changes will not take place until 2014, when the insurance exchanges are set up for the purchase of insurance by persons with limited income.

One issue that must be explored is making sure that Brooklyn gets its fair share of the \$11 billion of monies that are allocated for the Federally Qualified Health clinics and that important institutions like our own Lutheran Medical Center survive and thrive.

LMC is what is know as a "safety net hospital" because it is its mission to provides medical care to everyone without discriminating based on ability to pay, providing excellent comprehensive service to people whether they can pay, are insured or are undocumented. Because the Act will change the formula and greatly reduce what is know as the "disproportionate share" or DISH funding, which currently makes up a significant portion of safety net hospital funds, there is deep concern at LMC about the budget gaps that will currently result from implementation of the HCA until such time as the insured and underinsured can buy insurance (from yet to be formed insurance exchanges) that will result in some reimbursement to centers such as LMC.

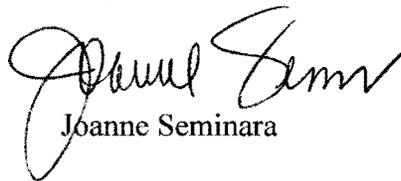
Safety net hospitals like Lutheran Health Care need to be able to continue to provide quality community care and receive funding to allow them to support people who are uninsured. Currently, this funding will be reduced and eliminated over the next three years.

President Wendy Goldstein was passionate in her plea to this community about how we need to advocate for LMC so we do not lose this critical and wonderful resource. This is why this issue will be taken up by our health and senior issues committee to see how we can weigh in. I urge you to learn about how we support one of the only 2 major medical centers that we desperately need in our community. We are most fortunate to have Judie Grimaldi as chair of this discussion as she is very knowledge about health care funding and budget issues.

Lastly, I attended the Borough Board meeting last week and was able to make sure we are included in the Citywide waterfront plan that was discussed by our ZALUC committee in the Spring. I made sure that the plan contained a request that the City complete the improvement to the bike path from the bridge to Bay Parkway, further explore ferry service from 69<sup>th</sup> Street and consider how public access may be expanded onto Denyse Wharf.

Thank for all you do to keep our community strong.

Respectfully submitted,



Joanne Seminara

**District Manager Report**  
**November 15, 2010**

Good Evening Board Members,

The autumn season brings an increase in calls to our office regarding leaf collection and complaints from local residents about the inability of the street sweeper to absorb all of the leaves. . I encourage all residents to pitch in and help in leaf collection by sweeping and raking leaves and bagging them. Residents should sweep 18 inches from the curb and bag the leaves to help the sweepers. The Department of Sanitation sweeper trucks are not vacuum trucks so they merely sweep and pick up as many leaves as they are capable of doing. Again, as a reminder that due to Budget Cuts there will be no leaf compost collections so leaves can be black bagged and placed out with regular garbage.

**News from the Department of Transportation** – Each year the District Office compiles a list of street repaving priorities for our Community Board. This year we submitted 35 locations. We received notice from DOT that beginning this week 8 of our locations were selected. Beginning the week of Monday, November 14<sup>th</sup> through to November 20, 2010 the following streets in CB10 will be milled in preparation for paving – 11<sup>th</sup> Avenue between 62<sup>nd</sup> Street and Bay Ridge Parkway; 64<sup>th</sup> Street between 6<sup>th</sup> Avenue to 14<sup>th</sup> Avenue; and Ovington Avenue between 10<sup>th</sup> Avenue and 14<sup>th</sup> Avenue. Weather permitting – once these streets are completed the following streets will be milled and paved: 79<sup>th</sup> Street between 10<sup>th</sup> and 14<sup>th</sup> Avenue; 84<sup>th</sup> Street between Colonial Road and 14<sup>th</sup> Avenue; 76<sup>th</sup> Street between Narrows and 4<sup>th</sup> Avenue; 90<sup>th</sup> Street between Ridge Blvd and Gatling Place and 97<sup>th</sup> Street between Shore Parkway and Fort Hamilton Parkway.

**News from the Mayor's Street Activity Permit office** – As you know this year the City's Street Activity Permit went online to streamline paper system. Residents will still have to meet the guidelines set forth by Community Board Ten. All of our street activity permit applicants were notified of the change. While this year SAPO accepted both paper or online applications. we were notified that next season – SAPO will only accept online applications. The District Office will notify all applicants – those who do not have access to a computer will be able to complete their application in the CB 10 Office. This season the District Office received sixty-three street activity applications.

**News from NYC Parks Department** – Thanks to a grant of \$480,000 by Council Member Oddo – additional improvements to Ben Vitale Field will be made. This is the field that is part of Dyker Beach Park near the VA Hospital. This grant will supplement one provided by CM Gentile earlier this year.

News from 68 Precinct – Susan Pulaski will be reporting later about a local parent who visited our office whose son was hospitalized after drinking Four Loko – a alcohol – caffeine beverage that is being sold to minors in our community. It is a drink that comes in a colorful can – and local delis and bodegas are selling this drink to minors – as young as 14 and 15– some have landed in the hospital. DI Rodriguez cautioned me today to say that distributors have agreed to stop selling these drinks – however; some may still get out to market.. The 68 Precinct is cracking down on underage sales of alcohol to minors and have issued many summonses for sale to minors of other fruity drinks that have alcohol like Mike's Hard Lemonade – that seem to be easy for teens to purchase locally.

**News from DEP** – Councilmember Gentile invited officials from DEP to discuss update on Fort Hamilton Parkway/Marine Avenue sewer odors. DEP plans to install odor filtration. Work should be completed mid-December. Upon completion, DEP will attend an Environmental Committee meeting to provide an update.

**Announcements:**

Tomorrow, the 68<sup>th</sup> Police Precinct will be meeting at 7:30 PM at the Precinct. On Tuesday the Precinct Community Council will also be kicking off their annual toy drive to help raise toys for the children of our armed forces. Community Board Ten has agreed to be a drop off site. The Toys will be brought to the joint meeting of the 68 Precinct and Dyker Civic on Tuesday December 7<sup>th</sup> 8PM at Saint Phillips.. Anyone interested can bring unwrapped toys to our office.

Also, each year we participate and collect toys for children and gifts for moms for victims of domestic violence – a charity that Greg Ahl works with all year round. We will again be collecting items at the December Board Meeting.

There will be a Holiday Celebration – Christmas Tree Lighting sponsored by the Shore Road Garden Council of the Shore Road Parks Conservancy on November 30, 2010 at 7:30 PM at the Gazebo.

The Arab American Association is having their annual gala on Friday, November 19<sup>th</sup>. Anyone interested can see Habib Joudeh or Pastor El-Yateem.

Also, if you are interested in attending our Holiday Party on Wednesday, December 1<sup>st</sup> and have not paid this evening – please let us know if you plan to attend and drop off your money at least one week before the party.

The next General Board Meeting will be on Monday, December 13<sup>th</sup> at Shore Hill Community Room 9000 Shore Road– at 7:15PM. We will be serving refreshments.

Happy Thanksgiving.

Respectfully submitted



Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN**

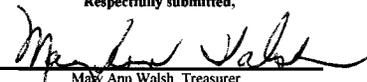
Fiscal Year: July 1, 2010 to June 30, 2011

|                                |                     |
|--------------------------------|---------------------|
| Budget Appropriation for FY 11 | <b>\$198,895.00</b> |
|--------------------------------|---------------------|

|                                | 7/31/10            | 8/31/10            | 9/30/10            | 10/31/10           | 11/30/10      | 12/31/10      | 1/31/11       | 2/28/11       | 3/31/11       | 4/30/11       | 5/31/11       | 6/30/11       | Y - T - D          |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| DISTRICT MANAGER               | \$7,585.46         | \$7,585.46         | \$7,585.46         | \$7,585.46         |               |               |               |               |               |               |               |               |                    |
| COMMUNITY COORDINATOR          | \$4,609.26         | \$4,609.26         | \$4,609.26         | \$4,609.26         |               |               |               |               |               |               |               |               |                    |
| COMMUNITY ASSOCIATE            |                    |                    |                    |                    |               |               |               |               |               |               |               |               |                    |
| COMMUNITY ASSISTANT            |                    | \$360.24           | \$1,440.96         | \$2,161.44         |               |               |               |               |               |               |               |               |                    |
| <b>Total Personal Services</b> | <b>\$12,194.72</b> | <b>\$12,554.96</b> | <b>\$13,635.68</b> | <b>\$14,356.16</b> | <b>\$0.00</b> | <b>\$52,741.52</b> |

| ExpensesCode                              | Description                    | 7/31/10           | 8/31/10          | 9/30/10          | 10/31/10          | 11/30/10 | 12/31/10 | 1/31/11 | 2/28/11 | 3/31/11 | 4/30/11 | 5/31/11 | 6/30/11 | Y - T - D         |
|---|--------------------------------|-------------------|------------------|------------------|-------------------|----------|----------|---------|---------|---------|---------|---------|---------|-------------------|
| 10B                                       | Telephone                      | 188.71            | 193.34           | 189.06           | 187.05            |          |          |         |         |         |         |         |         |                   |
| 10X                                       | Intra-City Supplies            |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 40B                                       | Intra-City Telephone           |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 100                                       | Supplies & Materials           |                   | 50.64            |                  |                   |          |          |         |         |         |         |         |         |                   |
| 101                                       | Printing Supplies              |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 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           |                   |          |          |         |         |         |         |         |         |                   |
| 332                                       | Data Process Equipment         |                   |                  |                  | 66.03             |          |          |         |         |         |         |         |         |                   |
| 337                                       | Books                          |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 402                                       | Tel./Communications            |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 412                                       | Rental/Misc./Equip             | 44.41             | 44.41            | 44.41            | 804.41            |          |          |         |         |         |         |         |         |                   |
| 417                                       | Advertising                    |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 431                                       | Leasing Misc. Equip            |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 451                                       | Local travel expenditures      |                   |                  |                  | 224.00            |          |          |         |         |         |         |         |         |                   |
| 602                                       | Telecomm. Maintenance          | 43.40             | 21.70            | 21.70            | 21.70             |          |          |         |         |         |         |         |         |                   |
| 612                                       | Office Equip. Maint.           |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 613                                       | Data Process Equipment         |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 615                                       | Printing Supplies              |                   |                  |                  |                   |          |          |         |         |         |         |         |         |                   |
| 622                                       | Temporary Services-contractual | 1,080.00          |                  |                  | 665.00            |          |          |         |         |         |         |         |         |                   |
| 624                                       | Cleaning Services              | 160.00            | 160.00           | 160.00           | 160.00            |          |          |         |         |         |         |         |         |                   |
| <b>Total Other than Personal Services</b> |                                | <b>\$1,651.52</b> | <b>\$470.09</b>  | <b>\$560.17</b>  | <b>\$2,128.19</b> |          |          |         |         |         |         |         |         | <b>\$4,799.97</b> |
| <b>TOTAL PS AND OTS EXPENSES</b>          |                                | <b>13,846.24</b>  | <b>13,025.05</b> | <b>14,185.85</b> | <b>16,484.35</b>  |          |          |         |         |         |         |         |         | <b>\$7,541.49</b> |

|  |                     |
|--|---------------------|
| <b>TOTAL UNCUMBERED BUDGET BALANCE</b> | <b>\$141,353.51</b> |
|--|---------------------|

Respectfully submitted,  
  
 Mary Ann Walsh, Treasurer

The Traffic & Transportation Committee met in quorum at McKinley Junior High School on Thursday, October 28, 2010 to hear a presentation by NYC DOT on the 78<sup>th</sup> Street exit from the Gowanus Expressway. The presentation was given by Ann Marie Doherty, Chief, Research, Implementation & Safety and Minsky Roth, Project Manager. Also present from NYC DOT was Claudette Workman. The meeting was well attended by area residents.

This is the third meeting of the Traffic and Transportation committee on this issue. The May proposal was rejected by the Community and by CB10. Councilmember Gentile held a round table discussion with the residents. The comments were submitted to the DOT.

The new proposal would establish a diagonal crosswalk. It would extend the jersey barriers to 78th Street and create a pedestrian island. The bicycle lane on 7<sup>th</sup> Avenue would become a shared lane rather than a dedicated bicycle lane. This would add an additional lane of vehicular traffic on 7<sup>th</sup> Avenue north of 78th Street. Traffic exiting the highway could use 78<sup>th</sup> Street, continue ~~w~~ along 7<sup>th</sup> Avenue or proceed to Fort Hamilton Parkway. Local traffic on 7<sup>th</sup> Avenue would continue on to Fort Hamilton Parkway or 78<sup>th</sup> Street eastbound. The median/divider on Fort Hamilton Parkway north of 78<sup>th</sup> street would be moved. On the eastbound side of Fort Hamilton Parkway going north, there would be a parking lane and two driving lanes. This would continue until BR Parkway where a left turn lane would be created. Adding an additional lane for 3 blocks should help move the traffic and reduce backups on Fort Hamilton Parkway and on the Gowanus. On the westbound side, going south or towards the bridge, the bus stop would be moved back towards 77<sup>th</sup> street. Three parking spaces would be removed. This would allow two lanes of traffic at this intersection and improve traffic flow. This would be a three phase (three signal) plan.

The DOT feels that reducing the number of phases, the number of times the light changes and by allowing two lanes to traffic north of 78<sup>th</sup> Street on Fort Hamilton Parkway, that congestion will be reduced.

There were objections and many concerns. There were the same objections voiced at the two previous meetings. Two comments stood out. First, that this was always a bad intersection and when you exited the highway, it was with your heart in your throat. Second, this plan will not make everyone happy and that there is no plan that will make everyone happy.

The concern voiced by most residents and board members was that the first change implemented at the exit made it worse and that the proposed changes may not reduce congestion. Councilmember Gentile clearly and strongly asked DOT that if this plan did not reduce congestion, "Will you revisit the plan?" The DOT said yes, as clearly and as strongly.

The original changes were made in response to community complaints about the dangers of the intersection. DOT was asked if they would return the intersection to its previous condition and they said no.

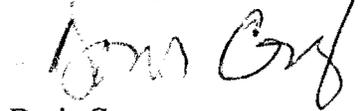
Following the public session, the T&T committee met in quorum.

The committee discussed the same reservations and complaints that the surrounding community had voiced. No one felt it was a great plan. There was a suggestion to send it back to DOT, but there was also strong sentiment that these residents had been waiting too long for a redesign of the intersection and the plan should proceed. We will require an additional month to address the other parts of the plan and will respond again after this matter is further discussed and the Board renders a recommendation.

There was a motion to ask DOT to implement only the diagonal crosswalk, traffic signal countdown and signage components of the new plan as soon as possible provided these components can be installed now before any additional changes are installed.

The motion was approved and the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Doris Cruz", written in a cursive style.

Doris Cruz

Chairperson Traffic and Transportation

## Police and Public Safety Committee Report of November 10, 2010

The Police and Public Safety Committee met on Wednesday, November 10th at the Community Board Office at 7:00 PM. We met to discuss a new SLA application for Tryst Lounge, Inc.; a cabaret license application for NY Hollywood Club, Inc.; and a new teenage drinking problem.

The committee met in quorum. Also attending were Josephine Beckmann, District Manager; K.C. Boyle from Councilman Gentile's office; representing the 68<sup>th</sup> Precinct: Commanding Officer Deputy Inspector Eric Rodriguez, Special Operations Officer Lieut. Thomas Gulotta, Community Affairs Officer Anthony Curran and 68<sup>th</sup> Precinct Community Council President Ilene Sacco; representing Tryst: owner Vito Difalco, landlord Joseph Maratea and consultant Anthony Caraballo; representing NY Hollywood Club: attorney John Yong and ASP Security Consulting Company representatives Wayne Wong and Peter Dziuk; and about 10 concerned residents.

[Those in attendance were committee members Judith Collins, Michael Festa, Luigi Lobuglio, Nikolaos Leonardos, Mary Nolan, Mary Ann Walsh and Susan Pulaski, Chair.]

**Item 1: SLA Application for Tryst Lounge, Inc. at 7724 13th Avenue.** This application is for a full liquor license for a bar/tavern to be run as a sports bar. The site, the former Netties Sports Bar, is on the corner of 78<sup>th</sup> Street and 13<sup>th</sup> Avenue; this bar was owned and operated from 1995 through 2008 by the owner of the building, Mr. Maratea and his brother. There will be 5 tables with seating for 20, plus seating at the bar; maximum capacity is 75. The bar will be for local residents age 25+. There will be no dancing, no outdoor café, no backyard, no promoters. There will be several TV's and a juke box playing selected songs appropriate for the clientele. Finger food and wraps will be available. The hours of operation are: Noon to 1 AM Sunday through Thursday; 11 AM to 3 AM Friday and Saturday. The owner is a Dept. of Education custodian, who grew up in the neighborhood. He has signed an extensive lease with the landlord, which includes limiting the noise level. The adverse history at this location is of only one SLA violation in 13 years of operation; it was for video gaming.

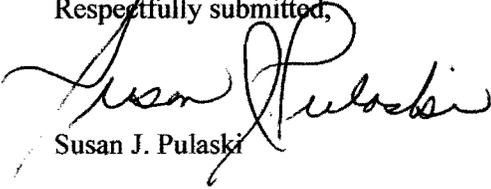
Three e-mails were sent to the Board office and one resident spoke at the meeting about their concerns they witnessed when Netties Bar was in operation: that of loud music and a young crowd hanging out on their residential streets. However, two residents said that they welcomed this bar because there are no others in the neighborhood and "it's nice to be able to have a drink close to home." There was a discussion about the problem area on 13<sup>th</sup> Avenue near the Dunkin Donuts with young teens hanging out. An officer has been assigned to 13<sup>th</sup> Avenue and there is still an active police presence in this area to keep this situation under control. After our discussion, the committee made and passed unanimously the following **Motion**: To approve this SLA application with the following stipulations: No promoters are to be used and, if there is to be a change in the method of operation, the Board be notified 45 days in advance. The owner agreed to these stipulations.

**Item 2: Cabaret License Application for Dancing for 120 people at the NY Hollywood Club, Inc. at 834 62<sup>nd</sup> Street.** Upon review of this location by Josephine, these premises are for an active SLA application under the name V Lounge. Over the summer, the Board office received a notification for a new SLA license for NY Hollywood Club, Inc., but then it was withdrawn a few days later. As of this date, there has been no notification of a change in license status. These premises are still under the name of V Lounge. This situation was discussed at length at our meeting. The attorney for NY Hollywood Club stated that the new owner, who did not attend, is applying for a corporate name change at the same time that the Department of Consumer Affairs is asking our Board to respond in 45 days to their cabaret application. We explained to the attorney that we could not review a cabaret license without reviewing an SLA application first. The attorney said that it was taking longer than expected to obtain the SLA application due to unresolved tax issues, so he would notify the Dept. of Consumer Affairs to put this application on hold. Presently, V Lounge is closed.

**Item 3: New Business: Teenage Drinking Problem.** Two neighborhood residents, a mother and an aunt, attended our meeting to bring to our attention a very serious "new craze" problem occurring in our area of teens drinking the canned alcoholic beverage known as Four Loko. This beverage is in an attractive can located on the beer shelf at local beverage stores. It contains 12% alcohol, caffeine products and flavoring, thus an "upper

and downer" beverage. The label states "We ID." The stores sell the product without checking ID's and do not provide a bag with the purchase. The teens then go to the nearest hookah bar or park to consume the contents. Results of the consumption can be devastating as this mother stated when her 13 year old son was found out "cold" on the street after having thrown up. The EMT was called and they in turn called Advance Life Support. At the hospital they found her son's blood alcohol level a 1.11. There was a discussion at the meeting with all those in attendance on how to remedy this situation. It was noted that the sale and use of this product is very wide spread and is being banned on college campuses.

Respectfully submitted,



Susan J. Pulaski

Community Board 10 (Brooklyn)  
ZALUC Report  
Report Date: November 15, 2010  
ZALUC Meeting Dates: November 3 and 8, 2010

Good evening zoning fans.

ZALUC met in quorum on November 3 to consider the Department of City Planning Key Terms Text Amendment, a city wide initiative to redefine some terms in the zoning code. Also present was DM Josephine Beckmann and a representative from Council member Gentile's Office.

Because the proposed amendment is so extensive, (the actual text is over 600 pages) ZALUC chose to postpone the meeting until November 8. In the interim, our resident architects, Ann Falutico and Bob Hudoc were kind enough to jointly review the core of the amendment and Ann agreed to present their findings to ZALUC on the 8th. Again, on that day, the meeting was in quorum. Incidentally, Ann and Bob did a great job and we thank them.

The key text amendment initiative was spurred on by a State Supreme Court decision interpreting the term "development" in a way that may have been correct but was obviously not what was intended initially. As a result, the DCP felt compelled to review all the definitions in the Zoning Resolution with the expectation that, after many years of court interpretations, some unintended distortion may have crept into those definitions.

Most proposed zoning amendments that land before ZALUC involve sections of the code in which the effect on our district, if any, is immediately clear, involving changes in bulk or use. Not so here. The proposed changes are to abstract definitions, isolated from specific bulk or use changes, so it is difficult to determine if they are good or bad. Think of it this way. If we re-define the word street to include the curb, is that a good thing or a bad thing? You can't tell unless you know how it is used in a specific context. That's the problem.

To be sure, ZALUC did not and could not review the 600 pages of changes, or each individual change. What we did was review DCP's overview slide presentation with an eye toward identifying the overall thrust of the proposed amendment and if that thrust is good for our district.

In general, DCP's intent was to redefine the terms development, building and zoning lot in a manner that ZALUC believes is generally beneficial to CB10. Previously, when multiple buildings were located on a single zoning lot, they were treated as a single building for zoning purposes even if the buildings were distinctly separate physical structures. Under the old definitions, separate buildings could be combined into a single zoning lot by the mere expedient of common ownership, among other techniques. Over time, this led to unintended consequences as developers combined these separate structures, even row houses in residential districts, into single zoning lots.

Under the existing rules when multiple buildings are on a single zoning lot, many benefits that would be applicable to only one building, if the buildings were on separate zoning lots, would be transferrable to the other buildings on the same zoning lot. This is because, under existing rules

the buildings would be considered to be one building for zoning purposes. Residences were eliminated in some cases, dormas became outlandish, hurting the architectural integrity of the buildings and the street scape, detracting from cohesive style, creating an aesthetic hodge-podge and ultimately reducing the quality of life for residents.

Under the existing definitions, whatever available advantages were not used on an individual building on a multi-building zoning lot, would be transferrable to other buildings on the same zoning lot without a variance.

In contrast, under the proposed definitions, the individual buildings would only be permitted to develop as if they were on separate zoning lots.

Accordingly, ZALUC recommends approval of the amendment as written with the caveat that we must watch in the future to assure that there are no hidden booby traps in these changes.

Additionally, ZALUC believe that this is a golden opportunity to ask the DCP to include within this initiative, the redefinition of three terms that were we have long called to be redefined in the Case for Preservation Zoning, viz, shed, theater, and cyber café.

These terms, particularly the term shed, has given us fits in CD10. A shed is essentially undefined and can actually be bigger than the building it supposedly is accessory to. This allows people to build large structures under the guise of being a "shed" only to live in them or rent them out later. ZALUC believes a shed should to conform to what most of think of when we hear the word, a simple structure of diminutive size, limited utility connections, clearly subservient to the principal structure with only one permitted on a lot.

The existing zoning resolution was developed when the word theater meant a one screen Lowes, not a ten or fifteen screen multiplex like cineplex odeon. This definition was the cause of great upheaval in Community District 10 a decade ago during the development of the UA lot on 69th and Narrows. We successfully stopped that development but there have been no changes to the definition so similar potential disasters continue to loom.

Finally, CB10 for a time experienced problems with cyber cafes, i.e., thinly disguised arcades doubling as hangouts for teen gangs and drug deals. These went unregulated because they technically met the definition for an internet café of the Starbucks model. Though those issues have subsided, ZALUC believes there is still room for a definition distinguishing cyber cafes from the more benign internet café.

Accordingly, Zaluc recommends and moves that the Board approve a resolution requesting DCP to amend the definitions of shed and theater in accordance with this report, add a definition of cyber café in accordance with this report and otherwise approve the Key terms text amendment as written.

Respectfully submitted,



Stephen A. Harrison, Chair, ZALUC

On November 9, the Select Committee on Pedestrian Safety met to discuss the community street safety survey that Committee Members conducted over the course of the summer and fall. The goal of the meeting was to review the data collected and rank these streets in order of most dangerous to least dangerous, as we perceived.

As a reminder, the Committee conducted a survey of every intersection between 7<sup>th</sup> Avenue and Shore Road.

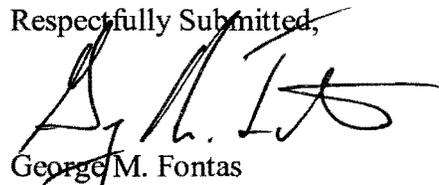
The raw data from the survey was collected and aggregated on a massive spreadsheet then reviewed by the Committee November 9<sup>th</sup>. Using this data the committee ranked the intersections and streets into 3 Tiers, with Tier 1 being the most dangerous ~~and of concern to us~~ and thereby needing the most immediate attention.

The committee also identified community issues of speeding, double parking and poor design of intersections, among other items.

After identifying and ranking the streets we determined that the next step is to produce a report that outlines the intersections and dangerous conditions in the community along with some preliminary solutions to other systemic problems that we identified.

I hope to have completed this report before month's end and after review by the committee and board send it off to DOT for their examination.

Respectfully Submitted,



George M. Fontas  
Chair, Select Committee on  
Pedestrian Safety

**Community Board 10  
Nominating Committee Report  
November 8, 2010**

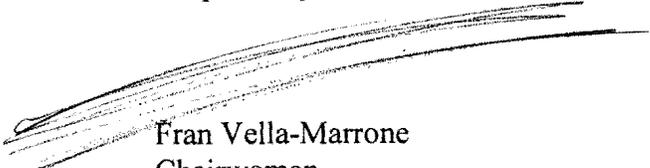
The Nominating Committee met in quorum on Monday, November 8, 2010. The meeting commenced at 6:05 PM. The following were present: Chairwoman Fran Vella-Marrone and members Doris Cruz, Judith Grimaldi, Dino Lamia and Susan Romero.

The committee received notice regarding an interest in running to serve as a officer of Community Board Ten for the year 2011 from the present officers who wish to seek re-election and no others. Attached hereto are copies of the notices sent out and the responses received.

Therefore, the committee unanimously recommends the following slate of candidates:

|            |   |                 |
|------------|---|-----------------|
| Treasurer  | - | Mary Ann Walsh  |
| Secretary  | - | Eleanor Schiano |
| Vice Chair | - | Brian Kieran    |
| Chair      | - | Joanne Seminara |

Respectfully submitted,



Fran Vella-Marrone  
Chairwoman

**Community Board 10  
Nominating Committee Report  
October 25, 2010**

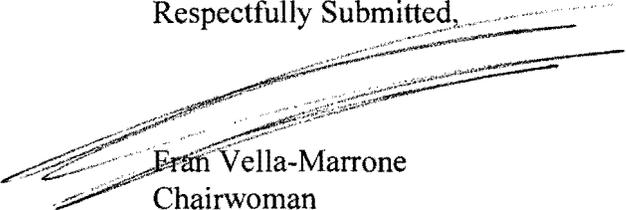
The Nominating Committee met in quorum on Monday, October 25, 2010. The meeting commenced at 6:45 PM . The following were present: Chairwoman Fran Vella-Marrone, and members Doris Cruz, Judith Grimaldi, Dino Lamia and Susan Romero.

The committee reviewed Article VI Section 6.2 of the By-Laws of Community Board 10 relating to the election of officers and the procedure used by the previous Chair of the committee in 2009. The committee unanimously decided to have the district office staff, on behalf of the Committee Chair, send two emails. One to the present office holders of the board and one to the remaining members of Community Board 10 soliciting their interest in running to serve as a officer of Community Board Ten for the year 2011.

These emails were to be sent out the day following this meeting. Board Members will be asked to respond by the close of business November 8, 2010. Those members who do not use email would be notified via paper notice or telephone communication.

The meeting was adjourned at 6:55 PM.

Respectfully Submitted,



Fran Vella-Marrone  
Chairwoman

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

| <u>Name/Address</u>   | <u>Received at CB 10</u> | <u>Status</u>                    |
|---|--------------------------|----------------------------------|
| Los Pollitos Bay Ridge LLC, d/b/a Los Pollitos<br>7205 3 <sup>rd</sup> Avenue               | 11-1-10                  | Notice of 500 foot hearing       |
| Amalia's Restaurant Inc., 8612 4 <sup>th</sup> Avenue                                       | 11-3-10                  | Renewal                          |
| FM Pizza Inc., d/b/a Mancini's Brick Oven Pizza<br>8504 5 <sup>th</sup> Avenue              | 11-4-10                  | New Application (wine &<br>beer) |
| Dragon Grand York LLC, 7109 13 <sup>th</sup> Avenue   | 11-4-10                  | New Application                  |
| East Garden NY Inc., 8621 4 <sup>th</sup> Avenue  | 11-10-10                 | New Application (wine &<br>beer) |
| 9208 Lounge Inc., d/b/a Dish<br>9208 3 <sup>rd</sup> Avenue                                 | 11-10-10                 | Renewal                          |
| 6510 Food Corp., d/b/a La Sorrentina Pizzeria &<br>Restaurant, 6510 11 <sup>th</sup> Avenue | 11-10-10                 | New Application                  |
| Rocco's Pizzeria & Restaurant Inc., 7818 5 <sup>th</sup> Avenue                             | 11-17-10                 | Renewal                          |
| BR Deli & Grocery Inc., 6636 3 <sup>rd</sup> Avenue   | 11-19-10                 | Renewal                          |
| Café Rustica, 8320 3 <sup>rd</sup> Avenue   | 11-22-10                 | Renewal                          |
| New Huixiang Restaurant Inc., 6814 4 <sup>th</sup> Avenue                                   | 11-29-10                 | New Application (wine<br>& beer) |