

Community Board Ten Board Meeting Attendance
Shore Hill Community Room
Monday, June 16, 2014 – 7:15 pm

Board Members Present: 34

Greg Ahl
Liz Amato
Allen Bortnick
Jaynemie Capetanakis
Kevin Peter Carroll
Paul Cassone
Shirley Chin
Judith Collins
Doris Cruz
Ida D'Amelio
Khader El-Yateem
Ann Falutico
Michael Festa
Barbara Germack
Judith Grimaldi
Stephen Harrison
Robert Hudock
Habib Joudeh
Brian Kaszuba
Katherine Khatari
Brian Kieran
Nikolaos Leonardos
Rhea McCone
Nick Nikolopoulos
Mary Nolan
Susan Pulaski
Mary Quinones
Dean Rasinya
Husam Rimawi
Jean Ryan
Linda Sarsour
Eleanor Schiano
Joanne Seminara
Joseph Shaia
Joseph Sokoloski
Lawrence Stelter
Sandy Vallas
Brian Walsh
Mary Ann Walsh
Lori Willis
Tony Wu
Jonathan Yedin

Board Members Excused: 6

Jumana Bishara
Ronald Gross
Victoria Hervas-Castaneda
June Johnson
Stella Kokolis
Dilia Schack

Board Members Absent: 2

Anna DeMetz
Adil Oualim

Ex-Officio:

Councilman Vincent Gentile

COMMUNITY BOARD TEN GUESTS

Date: June 16, 2014 - 7:15 PM

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PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
MAX JAEGER	718 260 8803		MJAEGE@CNGLOCAL.COM	BAY RIDGE COURIER
Gail Dermody	732.959.9141		gailygir1@aol.com	
Elizabeth Ernish	718-802-3863		EERNISH@BROOKLYNBP.NYC.GOV	Borough President EACH NEARS
J BOVA	718 236 1764			Peter ASSIST
Kenneth Chin 930 63rd ST	646 330- 8000		kchin@councils.nyc.gov	NYC CD 38 Carlos Menchaca
Hsueh-ping Wu	718-491-9272		whp168@hotmail.com	
Pui Mok 918 63 ST BROOKLYN	718-744-4401			
MARY MOLINO	718-836-8598 924 63RD ST, BKLYN, NY		maryapl1@aol.com	RESIDENT
MICHAEL DULSKY	718-836-8598 924 63RD ST, BKLYN, NY			RESIDENT

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Rohany J. Gorton	718 278-2271			74 St.
MICHAEL T. SHEEHAN	417-705- 7263		MTS+KEEWAN345@ GMAIL.COM	74th St
ROLAND GORTON III	917 533 2638			74 th St.
Andrew Gounardes	718-802- 3795		Agounardes@ Brooklynbp.nyc.gov	BBPO
Stephanie Ithim	917 287 2513		Si89869n@pace.edu	N/A Student from Pace U.
JOSEPH V FODERA	917- 612-1292		JFODERA@Gmail.com	None
John P. Murphy	(718)373-0618			610 Ovington Ave SB 11209
Allison Cassara	718-614-9794			
Susan Cassara	718-745-3166		CASSARA973@Yahoo.com	
Bob Cassara	718 745-3166		bobcassara@VERIZON NET	973-BJP.P.

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Diane Angelone 976 Bay Ridge Pkwy	646-346-4546		dangel23@verizon.net	
Michelle Yu	718-236-9326		michelle236@gmail.com	
Maureen Riggs 950 Bay Ridge Pkwy	9178647835		MRIGGS11@earthlink.net	
Michele & Alex Krzemiencki 9 GREG LANE E. NAT, NY 1178	631-368-7011		michele.k2@verizon.net	
Michael Angelone 4 Pond Place Oyster Bay, NY Cove	516-922-2024		angel1ss@verizon.net	
Ne. L Visoky, Atty 1110 South Ave Stuy	347-273-1316		NM#66@aol.com	Atty For Peony KTV
Meaghan meagoldrick	646-403-5184		mmeagoldrick@ home-reporter.com	Home Reporter
Nicoles Chanses	718 987-0222			Asst. Mayor of N. Cole Hecksberg
Maruf Mith Alam	718 492 6334			Assemblyman Felix Ortiz
Hamilton Raymond	718-270-6048		Rhamilton@med.cuny.edu	MEDGAR EVERS College

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Wakeell Boone 260 65th 23L	718-8048289		wboone@mc.cuny.edu	Medgar Evers College
LINDA ORLANDO	718-238-9135	718-238-9135	LINORLANDO@aol.	
LINDA LUPSA			Am Brook-Krasny	
KATE CUCCO			Am Brook-Krasny	
MARIE KONKINIC				
JEANNINE BARDO			oceanhoriz@aol.com	
PAUL BARDO			oceanhoriz@aol.com	
John Quaglione	718 238 6044		quaglione@ny.senate.gov	Senator Golden
Clare Mazza			mazza@freehill.com	
Kevin Chi				Good World

COMMUNITY BOARD TEN BOARD MEETING
June 16, 2014 – Shore Hill Community Room
MINUTES

Chair Kieran called the meeting to order at 7:20 PM and invited Captain Raymond Festino, Commanding Officer, NYPD 68th Precinct, to lead the Honor of the Pledge.

Chair Kieran asked for a motion from the floor to adopt the amended Agenda. Motion by BM Vallas, seconded by BM Hudock. Chair Kieran noted one slight amendment. Parks Committee Chair Johnson is absent tonight and was scheduled to give an informational report, which we do not have as yet. BM Ahl will give a brief review of what occurred. If that is not sufficient for informational purposes, we will add those items to our next regularly scheduled meeting. Agenda adopted as amended.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the May 19, 2014 Board Meeting. Motion by BM Kaszuba, seconded by BM Mary Ann Walsh. Minutes adopted as written.

PUBLIC SESSION

Council Member Vincent Gentile thanked all Board Members who had served previously and welcomed the new Community Board Ten Board Members, Victoria Hervas-Castaneda, Jumana Bishara, Brian Walsh, Paul Cassone, Nick Nikolopoulos, and Joseph Shaia. He told them it is really an honor to be part of Community Board Ten because of the responsibility they will have and the kinds of decisions that this Board makes.

The Councilman stated that he is in support of all of the Department of Transportation's 4th Avenue Safety Revisions. They have come up with good revisions, and he noted that at this point there is no lane reduction. He also supports the proposed safety improvements at 89th Street, which Traffic and Transportation Committee Chair Cruz will be discussing.

Councilman Gentile announced that the NYPD contacted him and has determined the locations for the five new cameras, which will be 88th Street and 3rd Avenue, Bay Ridge Avenue and 3rd Avenue, Bay Ridge Avenue and 4th Avenue, 68th Street and 4th Avenue, and 85th Street and 5th Avenue. These five cameras are in addition to the two cameras we already have.

The Councilmen announced legislation that he recently introduced. One was new curb cut legislation regarding illegal curb cuts. Another bill was on illegal conversions, which will allow the Department of Buildings to use circumstantial evidence to try to establish that an illegal conversion is taking place. And finally a bill on illegal clothing bins, which has also been an issue here.

Councilman Gentile made the following announcements: The Eco Dock has been repaired and is opening the weekend of June 28th and 29th. The B37 bus is coming back on June 29th. Tomorrow night he is joining Community Board 11 in hosting a Job Information Night for BJ's Wholesale Club, which will soon be opening in Bensonhurst. Finally he noted that his District Office will be moving to 8018 5th Avenue hopefully within the new two weeks.

Chair Kieran asked the new Board Members to stand and welcomed them to Community Board Ten. He informed them that there is a Swearing In and Orientation for new members at Borough Hall on Wednesday, June 25th at 6:00 PM.

Nicholas Chamberas from Assembly Member Malliotakis' office announced that the Assemblywoman and Senator Golden are sponsoring Yoga in the Park on Tuesday, June 24th at 7:00 PM, Saturday, July 15th at 9:00 AM, Tuesday, August 12th at 7:00 PM, and Saturday, August 30th at 9:00 AM. Please call 718-987-0197 if you have questions or would like to register.

With regard to Tuition Assistance, Assembly Member Malliotakis is fighting to restore funding for graduate students. She is trying to increase the threshold of income from \$80,000 to \$100,000 for families. Finally, with summer coming, the Assemblywoman asks that we look after our neighbors, especially seniors who may need a ride or prescriptions refilled.

Chair Kieran noted that Senator Golden's mother passed away this week, and then invited John Quaglione from the Senator's office up to speak. John announced that the State legislature increased the allowable income for the SCRIE program from \$28,000 to \$50,000. They also increased the Epic program from \$35,000 to \$75,000 for a single person and from \$50,000 to \$100,000 for married seniors. He received an email this afternoon from the State Liquor Authority saying that they denied Café Remy's license renewal. On July 12th the Wounded Warrior Amputee Soft Ball game will be held on Shore Road at the field near Xaverian starting with a ceremony at 12:00 PM, a 1:00 PM game with local bar owners, and they are trying to get celebrities for a 3:00 PM game. There will be summer concerts in the park again this year. He noted that there was an accident over the weekend at 78th Street and Colonial Road and they have asked DOT to initiate a study. Finally, he stated that the Senator's mother, at the age of 93 and suffering from Alzheimer's, passed away. The wake is at Clavins tonight until 9:00PM, tomorrow from 2:00-4:00PM and 7:00-9:00PM, and the funeral Mass is Wednesday at 9:45 AM at St. Anselm's.

Andrew Gounardes from the Borough President's office announced that the initiation and swearing in for new Board Members will take place on June 25th at Borough Hall. On Thursday, June 19th there will be the One Brooklyn Resource Fair at Borough Hall from 4:00-9:00 PM. This is an opportunity for community organizations, non-profits and different types of organizations to find out about resources and grants that are available and networking opportunities. Finally, he announced that on August 3rd they are hosting an International Day of Friendship where they will bring all the cultures of the communities together for a day long festival.

Maruf Alam from Assembly Member Ortiz's office wished everyone a happy summer. He announced that a Summer Job Fair with the Labor Department will be held in July with at least 50 providers and he will inform DM Beckmann when the date is set. They are also doing CPR training for high school students in the District as well.

Pastor Khader El-Yateem spoke about a Parks Permit that is being denied this year for the Arab American Association Bazaar on August 3rd from 1:00-7:00 PM. For the past seven years it has been held at the Shore Road Park at 79th Street, and this year they want to move them to another location. He and Linda Sarsour are here tonight to seek Community Board Ten's help and assistance in obtaining that permit so they can continue to celebrate their heritage and culture in the same location. Linda Sarsour said that we have the largest Arab American community in the state of New York, and to say we can celebrate other cultures like the Norwegian Day Parade and St. Patrick's Day Parade, but have to take them out of their neighborhood to celebrate their culture is not the message she wants to send to the community and not the message our elected officials want to send. She thanked Senator Golden, Councilman Gentile, the NYPD, and the Community Board for their support. She asked if there is any opportunity for us to help them advocate to the Parks Department. Chair Kieran noted that this is going to be a non-agenda item. We are going to turn it over to our elected officials with all our support and will get to the bottom of it. BM Rasinya made a motion that Community Board Ten send a letter to the Parks Department supporting the current location for the festival. Chair Kieran said that we will get the answers through the Community Board office. BM Harrison noted a point of order that we will not have an opportunity to weigh in on this if we do not do it tonight. Chair Kieran noted a point of order this is the public session. We would have to amend the agenda first to take action. BM Harrison so moved, motion seconded by BM Quinones. Discussion followed. BM Harrison stated that he moved on amending the agenda. Chair Kieran noted the motion before the Board is to amend the agenda, revise it and add it to which portion. BM Harrison replied to add it to the end of the public session. Chair Kieran made a motion to suspend the rules and by-laws, motion seconded.

Motion: CB 10 to suspend the rules and by-laws of Community Board Ten so that a motion from the floor could be made during Public Session. All in favor. Motion carried.

Chair Kieran noted that the motion was to write a letter asking for an explanation of why the permit was disapproved. DM Beckmann stated that she spoke with the Director of Parks Permits who said that the reason for the denial was that they had already permitted the ball field adjacent to the area where this event is held every year. They also had some capacity concerns and safety issues related to the permitting of the adjacent field. They said they would continue to work with the group to find an alternative space, which, when she spoke with Linda Sarsour earlier, is not acceptable. They would like the event still at the 79th Street Park and one of the recommendations was to try to find an alternate space for the adjacent ball field permit. She would like the support of the board for this request. Linda Sarsour noted that their event is later in the afternoon and it is her understanding that the ball field permit is earlier in the day. A request was made that they be rescheduled.

Motion: CB 10 to support the Arab American Association in their request to continue their Festival at the location desired. All in favor. Motion carried.

Council Member Carlos Menchaca stated that he will take the Arab American Association festival issue back to his office and will be working with Councilman Gentile to support this issue as well. City Council is currently working on the Municipal ID Program pushing for identification cards. A Government issued ID will be given to anyone who needs one. They are working very hard right now and negotiating with the Mayor's office. The Councilman noted their office just moved to 4th Avenue and 45th Street. He enjoys working with Councilman Gentile, noting that they are in the middle of their budget process and they want to make sure that their parks and open space, senior centers, and good education facilities are funded. He looks forward to working with Community Board Ten.

Michael Sheehan spoke about the 300 block of 74th Street, saying that on May 27th DOT arrived to install "No Standing School Days 7AM – 4PM" signs on the north side of 74th Street in front of Holy Angels Academy and Heartshare. As residents of the block it is very difficult to find parking in general, and to lose five parking spaces is difficult to swallow. They are trying to find out how that happened, why the residents of the block were not informed of the change, and see if there is a way to change it back to the way it was. There have been many stories of broken side mirrors on the block, which is a direct result of Heartshare double parking five to seven buses on the block waiting to load in the afternoon. They are there one to 1 ½ hours before loading starts. When Heartshare opened in 2001 the residents had a meeting with them and they agreed to be limited to two buses on the block at any specific time during the loading and unloading period, and they would stage buses at another location and bring them up as they were ready to be loaded. This obviously is not happening. In 2006 there was another agreement that the block would be closed during that period of time; they stopped doing that. They are here tonight to ask for our support. Chair Kieran said that he will commit this issue to our Traffic and Transportation Committee.

Hamilton Raymond and Waleek Boone representing Medgar Evers College were present to promote community outreach. They are a very affordable four year institution and work closely with Fort Hamilton High School to attend college fairs. They are waiving ten application fees for students to attend Medgar Evers College for a Bachelor's Degree. They want to encourage students to continue to educate themselves and cultivate a better relationship with Bay Ridge. They are willing to work with applicants directly and help them with the application.

Rose Marie Savino stated that she is very disappointed in the changes she sees going on in Dyker Heights, specifically the illegal multi-family homes. Her block is being disassembled by three family houses and anything they want to do goes. Her issue is that she put a small extension on her house seven years ago and the City just signed off on it now and she had to pay an additional \$4,000 to do the work legally. There are two houses on her block that are being converted to multi-family. She has reported them and brought pictures to

Councilman Gentile's office but has not received an acknowledgement. There are garbage cans and push carts in the front and side of these houses. Chair Kieran said that this issue has been added to our agenda and we have already had a meeting on it.

Bob Cassara thanked the Community Board for taking the illegal conversion issue up at the last Board meeting and at the Zoning meeting. They have made major progress in getting the message out. At least a half dozen more homes are being illegally converted. He had a meeting last week with the Dyker Heights Civic Association. The guest speaker was Borough President Eric Adams, who offered his assistance and offered to come out and tour the area. The Borough President suggested that he get in touch with his Director of Land Use which he has done and they have a dialog going. He announced that they now have a name for their organization: Brooklyn Housing Preservation Alliance. The website is brooklynHPA.com, which will be a helpful resource on this topic. He encouraged people who see illegal conversions happening to call 311 or go to nyc.gov/311, or contact your elected officials as well as the Community Board. He thinks it would be a good idea for Community Board Ten to contact the surrounding Community Boards and work on this matter jointly. He again thanked Chair Kieran, DM Beckmann, the staff and the Zoning Committee for taking on this matter. They hope Community Board Ten will take this up during summer recess because this is a critical issue.

Michelle Yu thanked the Board, especially the Transportation Committee, and BM Hudock for leading the way and approving bike routes in Bay Ridge and Dyker Heights. She thinks it is important for bikers to have a safe space to travel the roadways and to create infrastructure for them to safely share the road. She believes it is a step in the right direction, and hopes it will eventually lead to the opening of the Verrazano Bridge pathway for both pedestrians and cyclists.

Michael Angelone, a licensed professional engineer of the City of New York, said his family owns the house next to 978 Bay Ridge Parkway which is apparently an illegal conversion. The house is zoned for R4-1 which is a two family house. If the house changes there has to be a variance which has to be approved, but apparently this is going through as a two family house. However, he understands that the house was gutted and the basement dug out. His house adjoins it and they estimate that the foundation went down two feet; from a 7' ceiling to a 9' ceiling. He is concerned because the foundation of his family's home has now been compromised. Apparently the Buildings Department has not been able to get inside. It appears this job is going to go through and he does not know what the recourse is after it is built. He is asking the Community Board to follow up on this and see if they can get inspectors in there and see what is going on. Chair Kieran replied that we do not have answers yet but we did have a special meeting with Zoning and Land Use specifically with representatives from the Department of Buildings to find out what the possible ramifications are and what can be done if these allegations are correct.

PUBLIC HEARING

Zoning and Land Use Committee Chair Falutico rendered the Sub-Committee on Outdoor Cafes report regarding the DCA Renewal Application for an unenclosed sidewalk café at The 8801 Corp., d/b/a CEBU. See Attached.

Motion: CB10 to approve the DCA Renewal Application for an unenclosed Sidewalk Café at The 8801 Corp., d/b/a CEBU, 8801 3rd Avenue, for 19 tables and 31 seats, DCA License No. 1139335-DCA. All in favor. Motion carried.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

BM Rasinya asked how many of the 30 crossing guard positions are filled and DM Beckmann responded that 29 are filled.

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

POLICE AND PUBLIC SAFETY COMMITTEE

Police and Public Safety Committee Acting Chair Vallas rendered the Committee report. See Attached.

With regard to the new SLA On Premise application for Chipotle Mexican Grill, 463 86th Street, BM Ryan asked whether or not it is accessible. Acting Chair Vallas replied that it is still under construction.

Motion: CB10 to approve the new SLA On Premise Application for Chipotle Mexican Grill, 463 86th Street. All in favor. Motion carried.

With regard to the new SLA Wine/Beer application for Chill Corp., it was noted that the applicant, Joseph Seikali, was present at tonight's meeting.

Motion: CB10 to disapprove the new SLA Wine/Beer Application for Chill Corp., 7810 5th Avenue, unless the following stipulations are met:

- **No loud music, amplified or DJ will be used at the establishment, just background music will be permitted.**
- **No music or smoking including the use of hookah shall be permitted in the rear yard.**
- **The rear yard shall close at 11:00 PM Sunday-Thursday, and 12:00 AM on Friday and Saturday.**
- **Rear yard to be used only for dining patrons only.**
- **Ambient lighting will be used in the rear yard.**
- **Applicant agrees to return to the Community Board Ten office for a six month review.**

All in favor. Motion carried.

With regard to the new SLA On Premise application for MVR Restaurant & Bar Corp., d/b/a Las Margaritas, BM Stelter asked if there are any stipulations and was told there are none. Chair Kieran asked if there was any adverse history and was told there was none.

Motion: CB10 to approve the new SLA On Premise Application for MVR Restaurant & Bar Corp., d/b/a Las Margaritas Bar & Restaurant, 7206 3rd Avenue. All in favor. Motion carried.

With regard to the SLA Renewal Application for No Quarter, 8015 5th Avenue, it was noted that the Committee recommended the application be denied unless the stipulations are met. The applicant was present and agreed to the stipulations. Discussion followed.

Chair Kieran asked if the windows are always closed or only when music is on and was told only when music is on. BM Amato asked what the hours are for the security guard and was told it is 10:00 PM – 4:00 AM or until closing. BM Ryan asked about the 311 calls and Acting Chair Vallas replied there were seven 311 calls and eleven 911 calls in a six month period from January to present. BM Harrison asked if this is their first renewal and was told that it is their second renewal. He asked if there was history in prior years. DM Beckmann said their last renewal was in 2012 and there were no complaints at that time. BM Harrison asked if this is the first renewal since they have had all the problems and was told it is. DM Beckmann stated that they have since changed the rear yard use and it has been markedly different this period. He asked if the applicant agreed to the stipulations and was told that she did. The applicant also agreed to come back in three months. BM Rasinya asked if the owner has been invited into the office to discuss the complaints and DM Beckmann replied that

they invited the owner now. The prior complaints were noise related and were directed to the 68th Precinct. The 68th Precinct did reach out to them. Chair Kieran asked if the stipulations will be posted with the license and DM Beckmann replied yes as it is part of the license. BM Ryan asked what the 911 call were about. Acting Chair Vallas replied that we do not have that information, only that there were eleven 911 calls. BM Stelter asked if there would be a three month or six month review and was told a three month review. BM Cruz asked if the specific hours for the security guard would be in the stipulations. The applicant noted it would be from 10:00 PM until closing. BM Cruz recommended that be added to the stipulations. The applicant agreed.

Motion: CB 10 to deny the SLA Renewal Application for 8015 Tavern LTD. d/b/a No Quarter, 8015 5th Avenue, Brooklyn, New York 11209 unless the following stipulations are met:

- **Smoking is permitted in the rear yard unless the venue is notified of complaints, after which smoking will be prohibited until the application is reviewed again by the Community Board.**
- **They shall only admit persons 21 years of age and older in their establishment.**
- **They shall employ licensed security from Thursday through Sunday with a camera surveillance system.**
- **They will not utilize the service of a “promoter” (i.e. a person or entity who maintains an independent guest list and/or shares in the Licensee’s revenue on a percentage basis). They will also not permit a “promoter” to rent out or use the establishment.**
- **They will not permit live music and any amplified sound or music in the backyard.**
- **They will close the rear yard area at 11:00 PM Sunday through Thursday and midnight on Friday and Saturday.**
- **They will not permit dancing.**
- **They will have an owner present on premises or a representative available between 10:00 PM to closing or accessible by phone.**
- **A security guard be placed outside of the establishment from 10:00 PM to closing and make sure that no patron hangs out in front of the establishment and that fights, loud noises, soliciting in the street, and harassing people in the street do not occur.**
- **The music in the establishment shall be lowered as to not disturb neighbors.**
- **The doors and windows shall remain closed as to limit the amount of noise emanating from the establishment during times that music is playing.**
- **Return to the Community Board for a three month review.**
- **Following the three month review, the operator will return to the Community Board if requested.**
- **The operator will notify the Community Board 30 days in advance of changing their Method of Operation.**

41 in favor. 1 opposed – BM El-Yatecm. Motion carried.

With regard to the New SLA On Premise Application for Peony KTV, it was noted that the Committee recommended the application be denied unless the stipulations are met. Neil Visoky, the attorney for the applicant, was present at the meeting. Discussion followed.

BM Willis asked if the applicant violated the stipulations when he owned Good World and DM Beckmann stated that he violated the stipulations that they would not change their method of operation or use a DJ. They have a clip from You Tube showing the site was rented out as a dance club where there was patron dancing and a DJ, contrary to the stipulations. Also the 68th Precinct conducted an inspection last week and there were three arrests for a controlled substance at Good World which is the applicant’s establishment. The application for Good World is up for renewal and that item is next on the agenda. Their current license expires in July. They currently do not have adverse history with the State Liquor Authority with the exception of the three arrests that were made last week, which will be forwarded to the State Liquor Authority. The current owner of Good World proposes this application for Peony KTV. He had expressed at the meeting that he was closing Good World and we requested that in writing, however, we have not received that confirmation. We are going to proceed as if it is not going to close. The question was asked as to what the current site is, and DM Beckmann

replied that the current site is Kings County Carburetors and there is residential. BM Cassone asked what the nature of the private rooms is. Mr. Visoky replied that there are eleven private rooms which are for karaoke only. There may be background music but there will be no DJ and no live music. This establishment is smaller than Good World and there is no general area, just a small bar when you walk in. He added that his client opened Good World two years ago and handled some disciplinary problems with the Liquor Authority that resulted in a \$2,500 fine which was paid in January 2014. They were minor violations for noise complaints. There was no violence, no prostitution, no gambling, no drugs, no assaults, nothing of a serious nature. The owner had a manager running Good World and he had problems and was not pleased with the security. He has no interest as a licensee moving forward to renew that application. With this application for Peony he will in fact be not only the licensee but an onsite owner at all hours of operation. They modified the hours to Friday and Saturday 9:00 PM to 4:00 AM, and Sunday through Thursday 7:30 PM to 1:00 AM. There is one door in front; no windows, no rooftops, no rear yard, no front courtyard.

BM Rasinya asked if the owner will stick to the stipulations and be a hands-on owner. BM Amato said that he lost interest in the first establishment, will he lose interest in this one. Mr. Visoky responded that as a licensee in New York State you can be an absentee owner and have a manager onsite. He did not lose interest; his business plan from the beginning was to have a manager onsite. BM Sokoloski said with concern for the neighbors and the school that is there, we cannot support this application. He thinks we are letting down the neighborhood and schools, because the applicant is not going to abide by the stipulations. We have to deny it.

BM Carroll said there is some connection with this application and Good World. He asked if the licensee said when he first applied that there was going to be a manager, or did he say he would be there. Acting Chair Vallas responded that the stipulations read that there would be an owner or manager there at all times. DM Beckmann then read the stipulations for Good World. (See attached) BM Carroll said that in his opinion that says "owner or manager". To turn around and give the impression he lost interest and it is the manager's fault, he is the owner, he is the person who is ultimately responsible. He thinks this person is working in bad faith and he will vote against this application.

BM Seminara asked how you can supervise eleven rooms; are there cameras in the rooms; are people checked for drugs or weapons. Mr. Visoky replied that when he presented this application, his client was never going to be an onsite supervisor. There was nothing misleading. With regard to the youtube video, that took him by surprise. He thinks that happened a couple of months ago and there was a manager there. It was the owner's intention not to renew this application. BM Pulaski reiterated that there are people in the neighborhood that signed a petition and the people who were present to speak that do not like the karaoke establishments in their neighborhood; they do not want any more. BM Harrison commented that the definition of insanity is doing the same thing over and over with the expectation of different results. He does not want this Community Board to be declared insane and thinks that at this point it is time for us to say no.

Acting Chair Vallas wanted everyone to know that the SLA could give them the license and the risk we run is that they will get their license without any stipulations, and then we will have no control over them. Chair Kieran stated that he agrees with BM Harrison, and there are certain times you have to take a stand and make a decision based on past actions, past results, and past history. If business owners make that investment they have to put their heart and entire life into it otherwise everyone else will suffer. It seriously affects thousands of people. BM Sokoloski asked if the Captain can step in and help us with this by contacting the SLA and telling them that this is a problem. Chair Kieran replied that it is all public record. DM Beckmann said that this is a new application. BM Stelter asked if we can send a stronger letter to the SLA listing why we are against this application. DM Beckmann said we can absolutely send a strong letter. Kenneth Chiu began to speak and Chair Kieran stated that was out of order; only Board Members were speaking now.

BM Nolan said that as a member of the Committee she feels one of the basic issues is that the Committee and this Board are not being truthfully spoken to. We cannot believe one word. It has been the same issue and the same problem. BM Willis asked if the applicant has a lease. Mr. Visoky said that they do, and the location is

currently under construction. BM Stelter asked if they have a Department of Buildings permit and was told they do.

Kenneth Chiu from Councilman Menchaca's office asked how many complaints were involved. DM Beckmann replied that in total for the type of establishment in general, she would say complaints for Crown KTV may have been close to 100 over the years. But specific to this location we had many meetings when they first applied. This particular establishment is a new one, but residents in the nearby area have lived close to Crown KTV and Good World and V Lounge prior to it. So the area has a general adverse history to this type of business model, which has had assaults, stabbings, and so many drug arrests. As a result of that in the immediate area near the two schools, it prompted residents, many of whom are here tonight, to come or call us and put together a petition of 50 signatures within 24 hours. When you get that kind of public outreach imploring to this Board it really stems from dealing with issues around these types of establishments.

BM Willis asked what the \$2,500 violations for Good World were for. Mr. Visoky said that if you just specifically focus on his client as a licensee for Good World, it is really not a bad record and he has been held accountable. Basically in the first year they had \$2,500 in fines for a DJ. DM Beckmann stated that last week there were three arrests. Mr. Visoky said that the violations were for some Department of Health issues, an emergency exit, failure to check ID, and unlicensed security guards, and stated that the security company is being replaced. Assembly Member Abbate's representative Joe Bova said we are running a risk without stipulations. The Assemblyman stood by the Board with the SLA and is prepared to do that again. He is very concerned about issuing an SLA license for both of these applications. He asked what the furnishing is in the eleven rooms. Mr. Visoky thinks everyone should be looking at the licensee and how he ran the place over the two years of his license. There is a lot of hostility for another establishment one block away. The violations for the last two years were not that bad; no shootings, no drugs, no homicides or assaults. BM Quinones was curious if getting a \$2,500 fine was a badge of honor.

BM El-Yateem asked to call the question. Chair Kieran noted that the Committee's recommendation was to deny this application unless the stipulations were agreed to. BM Harrison moved to amend the motion to deny the application. BM Rasinya thinks the proper procedure is to vote the motion down and then make a new motion to deny. BM Willis said they need to vote against the Committee's recommendation, and then another motion can be made to deny.

Motion: CB 10 to deny the new SLA On Premise Application for Peony KTV Inc., 6314-6324 Fort Hamilton Parkway, unless the following stipulations were met:

- **That the operator will return to the Community Board if requested.**
- **That the operator will notify the Community Board 30 days in advance of changing their Method of Operation.**
- **That there will be no DJ and no live music other than karaoke.**
- **That the operator will distribute a dedicated cell phone number for the manager-on-duty to the Community Board and the surrounding residences.**
- **That there will be an owner or manager there at all times.**
- **That they will save the video camera tapes for 30 days before reusing them.**
- **That full time security will be employed.**
- **That security will use the appropriate equipment to check for valid identification.**
- **Sound proof all walls and ceilings of the establishment.**
- **The roof and yard will not be used by the establishment at any time.**
- **All doors and windows will be closed during the operation of the establishment.**
- **The hours of operation of the establishment shall be as follows: 7:30 PM-1:00 AM Sunday-Thursday and 9:00 PM-4:00 AM Friday and Saturday.**
- **This establishment shall have a six month review by CB10.**

All opposed. Motion failed.

Motion: CB 10 to deny the new SLA On Premise Application for Peony KTV Inc., 6314-6324 Fort Hamilton Parkway. All in favor. Motion carried.

With regard to the SLA On Premise Renewal Application for Good World Inc., BM Sokoloski made a motion from the floor to deny this application. Motion seconded by BM Shaia.

Motion: CB 10 to deny the On Premise Renewal Application for Good World Inc., 834 62nd Street. All in favor. Motion carried.

BM Rasinya made a motion that the District Office write a letter to the SLA stating that the applicant stated they would not renew their On Premise Application, because they changed their mind. BM Cruz seconded the motion.

Motion: CB 10 to write a letter to the SLA stating that the applicant for the new On Premise Application for Good World Inc., 834 62nd Street, stated they would not be renewing their application. All in favor. Motion carried.

Acting Chair Vallas thanked Chair Kieran and DM Beckmann, and past Committee Chair Vella-Marrone for all her work. She will be sorely missed.

TRAFFIC AND TRANSPORTATION COMMITTEE

Traffic and Transportation Committee Chair Cruz thanked BM Stelter, BM Capetanakis, and Chair Kieran who filled in for her at the last two Board Meetings. She also thanked the Transportation Committee for their dedication since they had an unusual month with two meetings in the same week. She then rendered the Committee report. See attached. Discussion followed.

With regard to DOT's proposed bicycle network in Bay Ridge, BM Stelter asked if it would be one way crossing 65th Street at 5th and 7th Avenues. Committee Chair Cruz replied that they are both ways at 7th Avenue. This was an overview. The bicycles lanes are scheduled for the 2015 paving season so they will be back to us with a more finalized route before we move forward. BM Stelter said there is only one lane on 7th Avenue crossing the expressway. Committee Chair Cruz said DOT did not show us those details and will come back to us. BM Stelter said that originally they wanted to put it on 6th Avenue. Committee Chair Cruz replied that on the map it shows 7th Avenue in both directions.

BM Bortnick said he has nothing against bicycle lanes or bicycles; he thinks they are necessary and welcome in New York. The problem is that they led off with a view of Vanderbilt Avenue which is an extremely narrow two-way street and it showed only one painted lane and a bicycle symbol. Bicycles are going north and south on that road. In addition, it was his understanding that the bicycle paths were going to be authorized by the Board before they were painted. They already proceeded to paint many of the lines that they want to put in. We have to make sure that DOT lives by its word and is consistent, which they are not, or we are going to have a bigger mess than we have now. Committee Chair Cruz replied that DOT has not painted any of those lines.

BM Seminara asked what makes 65th Street and 7th Avenue safer. Committee Chair Cruz could not answer that, but said DM Beckmann recently spoke with DOT because there had been a fatality there in the past six months. They are reviewing the intersection and DM Beckmann said they are currently working on improvements. Their Engineering Department is studying that intersection. They will be coordinating with the bicycle unit so that the timing of both coincides. They should be done within the next three to four months and are looking at making significant changes to improve safety at that intersection.

BM Hudock asked where the bike lane is in the current proposal. Committee Chair Cruz replied that we proposed 6th Avenue, and it is on 6th Avenue until it veers off to 7th Avenue around 67th Street. BM Hudock wanted people on the Board to understand that this is not really the DOT plan. They came with a very different plan than this which was voted down, and we came back with the counter-proposal. This is really the Community Board Ten Transportation Committee's plan that we are considering tonight. DOT has taken it and suggested a few minor revisions, but this plan really is our plan.

Committee Chair Cruz noted that there is a motion on the floor to accept the DOT's proposed bicycle lanes with the stipulation that the bicycle lanes only move forward when safety improvements are made at 65th Street and 7th Avenue, and we see the plans. BM Ryan asked if they were also going to look at 86th, 92nd and 65th Streets, and was told they were. BM Hudock's understanding is that we have a year to work out the details until the 2015 paving season. BM Seminara asked for clarification on the motion as to whether we are approving it with the safety features they add to it, or we approve it thus far but they will come back to us for pre-discussion and preapproval again. Committee Chair Cruz clarified that the motion was to approve the proposal only if there are safety improvements made at 65th Street and 7th Avenue. If there are no safety improvements, the proposal should not move forward. BM Vallas said that we will still see the plan before it is implemented. Committee Chair Cruz said that they wanted to get to us at this time so they could continue working on it to be ready for the following season. BM Leonardos asked why approve it today, and was told we wanted to be on record that there must be safety improvements at 65th Street and 7th Avenue.

BM Rasinya said that if we approve this tonight, it will not be revisited in the sense that we have to vote again. If the Board approves this tonight, the bicycle path will be as stated by the Committee, but it cannot proceed unless they make the safety improvements at 65th Street. Regarding the north bound bike path on 6th Avenue at 65th Street, BM Stelter asked how they are going to cross the expressway. Committee Chair Cruz said she honestly does not remember, but they want to keep the bicycles off 6th Avenue and are moving them to 7th Avenue. BM Stelter noted that the bridge over the expressway is one lane. Committee Chair Cruz said DOT will come back to us with a final design including safety improvements at 65th and 7th Avenue.

Motion: CB 10 to support the Department of Transportation's Proposed Bicycle lanes in Bay Ridge only if safety improvements were made at 65th Street and 7th Avenue. If the improvements are not made, the proposal should not move forward. 41 in favor. 1 opposed – BM Stelter. Motion carried.

Discussion followed with regard to DOT's proposed safety improvements at the intersection of 4th Avenue and 89th Street. BM Harrison asked who would absorb the cost of the changes they are asking 7-Eleven to make. Committee Chair Cruz replied that we are only asking them to put up a "no left turn" sign. Cars could only make a right turn onto 4th Avenue. BM Leonardos asked what the purpose of the second traffic light would be. DM Beckmann replied that the second traffic light would be at the intersection; currently it is beyond the intersection. The Department of Transportation explained that it is needed to reinforce the stopping movement prior to the end of the sidewalk on 89th Street in front of the school. Right now that traffic light extends where the Honda used car dealership is on the right side across the street from PS 264. Adding that additional signal will reinforce that traffic stops prior to the end of that physical block of 89th Street before the school. There is a light there now and cars should stop, but often times cars do not stop and continue on to make the right turn, because the signal is so far away. When the 4th Avenue traffic light is red, all traffic stops; there is no ability to make a right turn onto 89th Street heading toward 3rd Avenue or to make a turn going toward 5th Avenue. Pedestrians will have a pedestrian only movement.

BM Bortnick complimented DM Beckmann who gave a better presentation of what is going on there than DOT has ever given us about anything. Committee Chair Cruz complimented DM Beckmann and Dorothy Garuccio for going and standing there, looking and talking to people who use that intersection to get their input. They came back with very positive suggestions. BM Amato noted that DOT said they promised to do this by September for school safety. Committee Chair Cruz said that was one of the reasons they moved so quickly on this. BM Grimaldi asked if 89th Street would be going toward 5th Avenue, and was told it will go from 4th

Avenue to 5th Avenue. As a point of information, BM Sokoloski noted that there is a crossing guard at 89th Street and 5th Avenue, so if the reversal is made, she is there for safety. Committee Chair Cruz noted that PS 104 has no issues with this. BM Stelter questioned what if the motorist is stuck in the intersection trying to make a left turn on 4th Avenue at 89th Street. Committee Chair Cruz replied that by having two traffic lights it will prevent vehicles from getting stuck because they will have to stop before the crosswalk on the north side of 89th Street.

BM Rasinya noted for information that by reversing the traffic on 89th Street not only do you eliminate traffic coming onto 4th Avenue, but the elimination of the light there and the signal coming into 4th Avenue gives you the extra movement for pedestrians to cross in all directions, otherwise you would not have that opportunity. BM Ryan mentioned at the meeting that DOT should make the curb cuts ADA compliant. Committee Chair Cruz noted that she believes there are no curb cuts where the new crosswalks are going in, so that has to be addressed with the installation of the crosswalks, and we will discuss it with DOT. BM Bortnick complimented Committee Chair Cruz directly because it is the first time in years that we are broadening the conversation to include agencies rather than a single agency, and more importantly, covering more than two blocks in the discussions.

BM Stelter asked about dealership cars parking on the sidewalk. Committee Chair Cruz spoke with Police Officers present at the meeting and said we will need their support because it is an issue specifically at this site and all over Bay Ridge for car dealerships parking cars without plates on the sidewalk and traffic enforcement agents cannot ticket them. We have to find a way to address this, and we will work with the Precinct on this issue and with traffic enforcement agents. BM Willis called to move the question.

Motion: CB 10 to support the proposal for safety improvements at 89th Street and 4th Avenue with the following recommendations:

- **DOT contact 7-Eleven to alter ingress and egress from their parking lot and to make the exit onto 4th Avenue right turn only and to ask 7-Eleven to define the movement of cars within its parking lot.**
- **Countdown signals should be installed for all directions.**
- **The NYPD and the DOT must coordinate the implementation of the plan so that motorists are properly advised of the changes.**

All in favor. Motion carried.

Motion: CB 10 to request DOT request a survey of 88th Street and 4th Avenue with the possibility of the removal of the southerly crosswalk and/or the installation of bump outs. All in favor. Motion carried.

BM Ahl said the biggest problem with 88th Street and 4th Avenue are the two restaurants, Ponte Vecchio and Arirang, who consistently have double parked vehicles or vehicles being valet parked. What happens is people come up 88th Street and try to make that slight turn to go up 4th Avenue, or are turning off 4th Avenue, and at that point the intersection is completely blocked. This happens on a regular basis when people cannot cross 4th Avenue. Committee Chair Cruz stated that the problem with valet parking was seriously addressed by the residents of the area and we will work on that issue, but that is not something DOT can look at. That is an enforcement issue. BM Grimaldi said that street seems to be very popular because you can turn to go to the Century's parking lot or avoid 86th Street. BM Ahl said that should be a no turn intersection. BM Ryan asked what happened with valets using the Century's parking lot. Committee Chair Cruz replied that we had a meeting with Century's and merchants and only two merchants showed up. We will look at that again.

ZONING AND LAND USE COMMITTEE

Before rendering the Zoning and Land Use Committee report (see attached), Committee Chair Falutico noted that although this is an informational report that does not mean they do not understand the importance of the

illegal conversions issue. The Committee will be meeting on this topic during the summer starting on July 1st. Discussion followed.

BM McCone asked if we have had any response from David Nussbaum. She feels that one of the problems is that the inspectors cannot get into the houses. She thinks if they cannot get in, the Buildings Department should issue a stop work order. Obviously if the people are not letting them in there is something going on that they do not want the inspectors to see. BM Ryan was thinking along the same line. How would the inspectors even know something is hazardous? Committee Chair Falutico asked anyone who has suggestions on how to tackle this problem to contact her, Chair Kieran or the District Office prior to the July 1st meeting, or come to the meeting. It is a difficult problem and it is a problem that has many parts from realtors representing buildings for what they are not, to the planning process, during construction, to what is happening to the occupancy. BM McCone asked if Mr. Nussbaum is going to come back to the Community Board, and was told that he is the public relations person at the Buildings Department and expressed his willingness. BM Bortnick said his understanding is that the DOB Inspectors who have been informed by someone with information and cannot gain entry have the right to get a search warrant very easily. Committee Chair Falutico replied that Mr. Nussbaum indicated it is not "very easily".

BM Hudock said it was mentioned that the trick they use to make these SRO's is to apply for a work permit for legal work and then do whatever they want once the contractors are on site, and asked how they pass inspection. Committee Chair Falutico replied that most projects that are not changes are signed off in the field by engineers under the long standing Directive 14 Program. BM Hudock commented that when he was looking for homes a lot of houses in Sunset Park had these illegal conversions. They are horrifying. He is also concerned that the Buildings Department has no teeth when it comes to enforcing violations. The violators get off scot-free and basically nothing happens. How do we address the enforcement aspect? He has done a little bit of research around Bay Ridge and the kind of conversions people are talking about here where they take a single family house and turn it into an illegal SRO are not the only kind of conversions. A lot of houses in Bay Ridge are occupied by middle class folks who illegally convert their cellar to rent out for additional income, and there are hundreds of them in Bay Ridge.

BM Ahl said that when he got out of the military in 1977 he worked for the census for one year, and one census he did was in Bay Ridge on illegal conversions. In 1977 it was very common to see basements turned into apartments, and the Federal Government has statistics on this from the 1970's. That is how far back this issue goes. BM Pulaski said that the Census Department has all that information and cannot share it with Buildings. They know how many apartments are in each dwelling; they have them listed on forms; they know if it is supposed to be two family and is listed as a five family on the census form. BM Rasinya commented that we will be dealing with this issue for many years to come. We could devote every Board meeting to this.

PARKS COMMITTEE

In the absence of Parks Committee Chair Johnson, BM Ahl rendered the Committee report. The Committee meeting was held at the Bay 8th Street Park House and Tony Rosa, Brooklyn Manager for the Parks Department, gave updates on parks issues. BM Ahl stated that he learned the night of the meeting that the main office for the Parks Department is on Cropsey Avenue across the street from the golf course. He also learned that it encompasses Community Boards 7, 10 and 11, which gives it the highest number of parks that one person has to deal with. Mr. Rosa spoke about some of the inconsistencies that he found that he intends to change. For instance, the cleaning crews go from 79th Street and Shore Road all the way to Bensonhurst, which is completely inefficient. He is changing that system so they go from one park to the next closest park. He is also now getting vehicles so that each Board will have vehicles just for that Board to try to make it more efficient. He thinks he can increase the cleanup activity by 40% or more simply by rerouting the way things are done.

With regard to closing the restrooms in the park house, he noted that they finish up by 7:00 PM so they start closing the restrooms at 5:30 PM and go from park to park, again going to the closest one available, closing the

last restroom at 7:00 PM. Mr. Rosa said that 5:30 PM is the latest they can start closing the restrooms, and he is hoping to be able to keep them open as long as possible. The more people he has closing the restrooms, the later he can start doing it.

The Committee also found out about the Eco Dock from Councilman Gentile and DM Beckmann. With regard to the Dyker Beach Park and Owls Head Park dog run refurbishment, BM Ahl was unsure of the timing that was discussed. BM Ryan stated that she remembers that they are working on the Dyker Beach Park run now which should be completed by August. Then they will start the Owls Head run which should be done by November. They are not going to be working on both at the same time because then people would not have a place to bring their dogs.

ENVIRONMENTAL COMMITTEE

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

BM Cruz noted that the following day on NBC News a reporter went to the Newtown Creek Plant, which has had a lot of technological upgrades. At the end they showed the residuals of what they cannot get rid of that has to be taken away. A huge portion of the residuals are personal wipes and baby wipes that the containers say are flushable. They will go through your sewage system but are a huge part of what has to be carted away and paid for every day by all of us. She wanted everyone to be aware that those wipes are really a detriment to our sewer and our pocketbooks. BM Bortnick noted that they have added into the plan refuse coming from Avenue V coming into Owls Head adding to the burden we have. The biggest disaster is that Emily Lloyd who left the agency is now back in command. BM Stelter said that in the whole City 80% of the sewers are combined. In Brooklyn, Bergen Beach and Mill Basin are separate, but most are combined. BM Cassone asked if it combined at the street level, and BM Stelter replied that the street and household are combined. BM Rasinya said it would not matter if we had 100 sewer plants because the sewage and rain water is combined at the street, not in the plant.

OLD BUSINESS

BM Hudock said 4th Avenue Sunset Park corridor review has been completed and presented in Community Board 7, and the results were quite encouraging. Pedestrian injuries on that corridor were reduced by 30% during the one year study. One of the biggest concerns people here had was that it would cause traffic congestion but they found that the morning rush hour led to no reduction in traffic volume or travel speed. It actually led to a 15 second reduction in traffic speed. He is sure there are people who would disagree with that and say their personal subjective experience is different from that. The real intention was to reduce pedestrian injuries and it made a huge impact. BM Bortnick said the fact of the matter is that it has gotten worse for traffic and has driven a lot of traffic onto 5th Avenue and 3rd Avenue. The fact that accidents have dropped is because when you have less traffic, you have less accidents. It is just that traffic is being distributed onto adjacent streets.

NEW BUSINESS

Motion by BM Schiano to adjourn. With no further business, Chair Kieran adjourned the meeting at 10:15 PM.

ZALUC Subcommittee for Outdoor Cafés

Meeting Minutes

June 9, 2014

Community Board 10 Offices – XXX 6:30 pm.

The ZALUC Subcommittee for Outdoor Cafés met on 6/9/14. A quorum **WAS** | **WAS NOT** met.

A **NEW** | **RENEWAL** application for an **ENCLOSED** | **UNENCLOSED** sidewalk café was discussed for 19 tables and 39 seats at Cebu - "The 8801 Group" located at 8801 3rd Avenue. The Consumer Affairs License Number is 1139335.

The applicant **WAS** | **WAS NOT** present.

The Board has received no complaints regarding this establishment.

There were no proposed changes

This is an amended application: DESCRIBE _____

Notes: _____

After discussion, the committee voted **UNANIMOUSLY** | **2 TO 1** to **RECOMMEND** | **DENY** approval of the application for this café permit and thereby so moves.

After discussion, the committee's recommendation is to **SUPPORT** | **DENY** approval of the application for this café permit. As quorum was not met, a motion from the floor is required.

Respectfully Submitted:

Ann Falutico

Ann Falutico

Committee Chair, Zoning and Land Use Committee

Good Evening,

June 16, 2014

I hope the coming summer season finds you well and that you enjoy a well-earned respite from your civic responsibilities. Last year we endorsed a traffic safety plan for Fourth Avenue. We have additional Fourth Avenue safety recommendations to discuss with the board tonight. Mayor de Blasio announced an ambitious plan: Vision Zero which aspires to eliminate pedestrian and vehicular accident deaths in New York City. We recently had an accident on the corner of 88th and Fourth Avenue when the mother of a student at P.S. 264 was struck by a vehicle at this difficult-to-cross intersection. This reminder that things are not as they should be in Bay Ridge should give impetus to all our requested safety enhancements. This dangerous intersection as well as others in our community ^{must be made safer} need safety enhancements as soon as possible.

Let me join the chorus of voices calling for additional school crossing guards since there is no better safety enhancement than enforcement. The CB 10 quota of 30 crossing guards makes no sense considering we have an ever increasing population of students. I know the mayor did not mean "Zero" assets or "Zero" resources when he announced Vision Zero. It's time to pony up ~~some~~ additional school crossing guards and traffic control agents to protect adults and children in Bay Ridge and Dyker Heights.

In 2014, we will continue work on a plan to improve bus congestion at 4th Avenue and 86th Street. We need to decrease the dangerous congestion there caused by too many buses and too many passengers crammed into a too small a space. We will also work toward legislation to eliminate illegal curb cuts in our neighborhoods. We will also continue efforts to stop illegal building alterations.

We have seen a few local bar operators change ownership, method of operation or license applicants in an attempt to avoid responsibility for unacceptable behavior. It is not fair to the community or to other law abiding businesses. In 2014, we will inquire whether landlords should be involved when bars become havens for illegal or improper activities.

It is with no small measure of sadness that we must bid farewell to some friends and colleagues who will not be with us in September. Rita Meade, Fran Vella-Marrone and Susan Romero will take a break from their civic duties with Community Board 10 and I want to personally say, "Thank you" to all of them especially to Fran for dedication and commitment to the community above and beyond the usual measure of service expected from a volunteer.

The Triborough Bridge and Tunnel Authority "courteously declined" our suggestion that the Verrazano Narrows Bridge close for any period of time to celebrate its 50th anniversary. Perhaps we can celebrate the milestone with a picnic in the shadow of the mighty span. I hope you all safely enjoy the picnics, BBQs, beach frolics and other outings planned with friends and families this summer.

Respectfully submitted,



Brian Kieran, Esq.

DISTRICT MANAGER REPORT
June 16, 2014

Dear Board Members,

The New York City Department of Transportation has reviewed the recommendations made by Community Board Ten voted on at the October 2013 General Board Meeting as it relates to the 4th Avenue redesign and will be implementing the following safety enhancements during the month of August.

1. **4th Avenue at Shore Road**
Add channelization to slow turns, upgrade crosswalks to high visibility and will add concrete curb extension to shorten crossing.
2. **4th Avenue –86th Street**
Paint east and west curb bus lane red and add upgraded signage to “No Stopping Anytime”
3. **4th Avenue at 85th Street**
Add additional striping to fan south crosswalk to connect to southwest corner and subway stairs.
4. **4th Avenue at 82nd Street**
Extend the southeast curb to shorten crossing time and to request bollards be placed on the extension for greater visibility.
5. **4th Avenue at Bay Ridge Parkway**
Extend the northeast curb to reduce crossing time.
6. **4th Avenue – Corridor**
A 8 foot parking lane designation on 4th Avenue was originally proposed to include only from Ovington Avenue to 67th Street – Board Members supported that it be extended to 86th Street.

In addition, DOT has studied the following companion motions that were made by Board Members and will also be implemented in August:

1. Curb extensions were studied along the entire stretch of 4th Avenue – and DOT will install 11 curb extensions to slow fast turns near 3 subways, 4 near schools and one near Senior Center. A concrete extension will be installed at Bay Ridge Parkway and 76th Street and 9 painted curbs at 84th, 82nd, 80th, 78th, 73rd, Ovington, 67th Street and Shore Road. The anticipated parking space loss is estimated at 14 spaces.
2. Countdown signals will be installed at intersections along 4th Avenue
3. Improved Street lighting Improvements from 68th Street to 85th Street will be added.

MORE NEWS FROM DOT

Faded ASP signs at Ovington Avenue between 11th and 12th Avenue will be replaced. We will be submitting a “Faded Sign” repair request list over the summer. If you have locations – please submit to our office. We have received complaints about the new signage as print is small. We mentioned this to DOT who told us that new signage that “These signs were announced as part

of a press release/event in Jan 2013 and are actually intended to improve readability and clarify parking regulations.” I agree with the many residents who have contacted us.... the print is unnecessarily much smaller.

-Request for additional Traffic Signal request at 3rd Avenue at 96th Street have been found not warranted at this time.

- The Operation of the traffic signals on 92nd Street between Dahlgren Place and Parrot Place has been modified to better coordinate signals following complaints from local residents.

NEWS FROM TBTA VZ BRIDGE

MTA Bridges and Tunnels today opened the first new ramp added to the Verrazano-Narrows Bridge since the bridge's original 1960s construction.

The new, two-lane lower level connector ramp from the Staten Island Expressway heading to Brooklyn is part of the \$50 million toll plaza improvement project.

UPDATE ON TRAIN VIBRATIONS

While we have received many calls and emails from area residents – who have gained complete relief from increased train vibrations – we continue to work with NYC Transit on several residents who are experiencing increase in vibrations. We continue to work closely with residents and NYC Transit officials.

Beginning tonight June 16th through June 20th FAST TRACK will No **N R** between **95 St** and **36 St**, Brooklyn between 10pm at 5am **N** trains are rerouted via the **D** in both directions between **36 St** and **Stillwell Av**

ANNOUNCEMENTS

Thursday, June 19 2014 BP Eric Adams One Brooklyn Resource Fair at Brooklyn Borough Hall 209 Joralemon Street from 5 to 8:30 Pm.

Saturday, June 21, 2014 RELAY FOR LIFE at Athletic Field adjacent to Fort Hamilton High School beginning at 1pm.. luminaria lighting at 9pm.

Sunday, June 22, 2014 at Cannonball Park – beginning at 3:30pm – the Scandinavian East Coast Museum presents a tattoo and military concert featuring KOLVOTN – GARDEN Norway's only all girl marching band. Free event.

Next General Board Meeting will take place on Monday, September 15th at Shore Hill 9000 Shore Road.

Respectfully Submitted,
Josephine Beckmann



**COMMUNITY BOARD TEN
TREASURER'S REPORT**

Fiscal Year: July 1, 2013 to June 30, 2014

Budget Appropriation for FY 14	\$206,895.00
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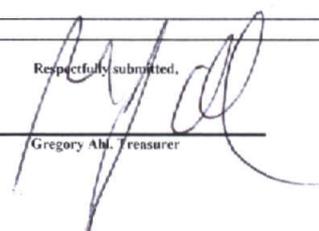
	7/31/13	8/31/13	9/30/13	10/31/13	11/30/13	12/31/13	1/31/14	2/28/14	3/31/14	4/30/14	5/31/14	6/30/14	Y - T - D
DISTRICT MANAGER	\$10,902.49	\$12,236.04	\$8,157.36	\$8,157.36	\$8,157.36	\$8,157.36	\$12,236.04	\$8,157.36	\$8,157.36	\$8,157.36	\$8,157.36		
COMMUNITY COORDINATOR	\$6,480.22	\$7,397.76	\$4,931.84	\$4,931.84	\$4,931.84	\$4,931.84	\$7,397.76	\$4,931.84	\$4,931.84	\$4,931.84	\$4,931.84		
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,587.92	\$2,071.20	\$1,380.80	\$1,380.80	\$1,380.80	\$1,380.80	\$2,071.20	\$1,380.80	\$1,380.80	\$1,380.80	\$1,380.80		
Total Personal Services	\$18,970.63	\$21,705.00	\$14,470.00	\$14,470.00	\$14,470.00	\$14,470.00	\$21,705.00	\$14,470.00	\$14,470.00	\$14,470.00	\$14,470.00	\$0.00	\$178,140.63

ExpensesCode	Description	7/31/13	8/31/13	9/30/13	10/31/13	11/30/13	12/31/13	1/31/14	2/29/2014	3/31/14	4/30/14	5/31/14	6/30/14	Y - T - D
10B	Telephone	181.13	201.61	200.06	201.47	199.81	198.15	197.56	200.79	201.36	204.83	202.65		
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials						115.47					72.89		
101	Printing Supplies													
117	Postage										2,000.00			
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment				135.00	75.00		75.00		150.00	75.00			
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip	44.41	342.41	193.41	193.41	193.41	193.41	193.41	193.41	193.41	193.41	193.41		
417	Advertising													
431	Leasing Misc. Equip													
451	Local travel expenditures				400.00									
602	Telecomm. Maintenance	24.64	24.64	24.64	25.00	24.66	24.66	25.02	28.70	28.34	28.34	28.33		
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	240.00	160.00		
608	Iron Security Gate Maintenance													
676	Awning													
Total Other than Personal Services		\$410.18	\$728.66	\$578.11	\$1,114.88	\$652.88	\$691.69	\$650.99	\$582.90	\$733.11	\$2,741.58	\$657.28	\$0.00	\$9,542.26

TOTAL PS AND OTS EXPENSES	19,380.81	22,433.66	15,048.11	15,584.88	15,122.88	15,161.69	22,355.99	15,052.90	15,203.11	17,211.58	15,127.28	0.00	187,682.89
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TOTAL UNCUMBERED BUDGET BALANCE													\$19,212.11
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Respectfully submitted,


Gregory Ahl, Treasurer

Police & Public Safety Committee Report - June 16, 2014

On Monday June 9, 2014 the Police and Public Safety Committee met in quorum. The meeting commenced at 7:05pm. Present were CB10 district manager Josephine Beckmann, committee members, Stephanie Giovinco representing Councilman Vincent Gentile Office, Police officers Harold Kerschner and Vito Viola, Board member Kathy Khatari representing the Brooklyn District Attorneys Office, Applicants and many residents of certain neighborhoods.

Antonia Clamente is a representative of the Healing Center. They deal with issues of domestic violence in the home and provide programs and support services to victims. The Healing Center was founded to bring stories of abuse out of the shadows, to end this oppressive cycle within families, and to empower victims and survivors. The Healing Center is a safe place for victims to tell their stories. They provide crisis intervention, counseling, support groups, referrals, outreach, and advocacy. Pamphlets were left at the CB10 office for anyone interested in more information.

Lock Yard located at 9221-5th Avenue was called to the CB10 Office for a follow up review. Tom Castelli the owner of Lock Yard was present. Mr. Castelli stated that sound curtains were installed, as well as trees and flowers were planted around the exterior backyard of the premises. An awning was also installed covering 3/4 of the back yard. One resident was present and spoke in favor of the establishment and one resident was present and spoke against the establishment. The Police Department reported no 311 calls for this establishment. A recommendation was made to the owner of the establishment to continue to work with the residents around the establishment.

Chipotle Mexican Grill of Colorado, LLC. located at 463-86 Street applied for a new SLA on premises application. Jamie Blumberg an area manager appeared to represent Chipotle Mexican Grill. Mr. Blumberg stated that the hours of operation for the establishment would be from 11:00am to 10:00pm Monday thru Sunday. There would be background music only and the establishment would serve beer and margaritas. A motion made to accept the application passed unanimously.

Chill Corp. located at 7810-5 Avenue applied for a new SLA wine/beer application. Joseph Seikali the owner of the establishment and Anthony Caraballo a representative appeared to represent the establishment. Mr. Caraballo stated that the hours of operation for the establishment would be from 2:00pm to 2:30am Sunday thru Thursday and 2:00pm to 4:00am Friday and Saturday. There would be background music only and the premise has a rear yard that will be used by the establishment. A motion was made to deny the application unless the following stipulations are met.

- 1) No loud music, amplified or DJ will be used at the establishment, just background music will be permitted.
- 2) No music or smoking including the use of hookah shall be permitted in the rear yard.
- 3) The rear yard shall close at 11:00pm Sunday-Thursday and 12:00 midnight on Fri. & Sat.
- 4) Rear yard to be used only for dining patrons only.
- 5) Ambient lighting will be used in the rear yard.
- 6) Applicant agrees to return to the CB10 District Office for a six month review.

Motion passed unanimously.

MVR Restaurant & Bar Corp., D/B/A Las Margaritas Bar & Restaurant Corp. located at 7206-3 Avenue applied for a New SLA on premise application. Hipolito Teco the owner of the establishment was present together with his Landlord to represent the establishment. The hours of operation for this establishment shall be from 11:00am to 12:00 midnight Sunday-Thursday and 11:00am to 1:00am Friday & Saturday. There will be background music only at the establishment. Las Margaritas presently exists at 7215-3rd Avenue and is moving across the street. A motion was made to approve the application, passed unanimously.

No Quarter located at 8015-5th Avenue has applied for a SLA renewal application. Present to represent the establishment was the owner Gail Dermody and an employee Carmine Mucciarone. Present at the meeting were also a number of area residents. The complaints from the surrounding area residents were as follows:

Urinating and vomiting on properties.

Very inebriated patrons of the bar going around the neighborhood.

Threats, fights some involving weapons, patrons begging for money and cigarettes on the streets, noise, loud music.

Patrons hang out in front of the establishment with open containers.

The Police Department reported that year to date there was (7) 311 complaints and (11) 911 complaints regarding this establishment. Councilman Vincent Gentile's Office also reported that many constituents have called the office and logged complaints as well. A motion was made to deny the application unless the following stipulations are followed:

- 1) A security guard be placed outside of the establishment from 10pm to closing and make sure that no patron hangs out in front of the establishment and that fights, loud noises, soliciting in the street, and harassing people in the street do not occur.
- 2) The music in the establishment shall be lowered as to not disturb neighbors.
- 3) The doors and windows shall remain closed as to limit the amount of noise emanating from the establishment.
- 4) Return to the CB10 District Office for a 3 month review.

Motion passed with one objection.

Peony KTV Inc. located at 6314-6324 Fort Hamilton Pkwy has applied for a new SLA on premise license. Zing Tian Ping the owner of the establishment and Neil M. Visoky Esq. a representative for the establishment were present to speak on behalf of the establishment. Present at the meeting were a number of area residents in opposition of Peony KTV Inc. A petition was also presented to the committee with about 50 signatures in opposition of Peony KTV Inc. The establishment will be a Karaoke Bar with private rooms for parties. The hours of operation for this establishment will be 4:00pm to 2:00am Sunday-Thursday and 4:00pm to 4:00am Friday & Saturday. The applicant Zheng Tian Ping is the owner previously of Good World Inc. located at 834-62nd Street. Mr. Zheng did violate his stipulation agreement for the Good World establishment. A motion was made to deny the application unless the following stipulations are followed.

Existing (8) stipulations for Good World Inc. and

- 1) Sound proof all walls and ceilings of the establishment.
- 2) The roof and yard will not be used by the establishment at any time.
- 3) All doors and windows will be closed during the operation of the establishment.
- 4) The hours of operation of the establishment shall be as follows: 7:30pm-1:00am Sunday-Thursday and

9:00pm-4:00am Friday & Saturday.

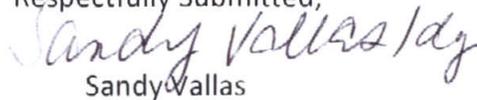
5) This establishment shall have a six month review by CB10.

Motion passed with a vote of 4 in favor of the motion and 3 opposed to the motion.

Good World Inc. located at 834-62nd Street. As for Good World Inc. the committee did not discuss this item at the committee meeting since the attorney representing Good World Inc. called the District Office just before the meeting started and stated that they were not going forward with the renewal application for Good World Inc. We requested that this be put in writing, and until now, we have not received anything. Good World Inc. has violated their stipulation agreement and has been closed for the past seven months. Recently the District office was advised that this establishment was reopened last week and the NYC Police Department had made 3 arrests for a controlled substance (Katamin). Therefore, we are putting this to a vote before the full board tonight.

Meeting adjourned at 10:00pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Sandy Vallas".

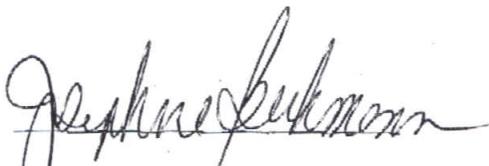
Sandy Vallas

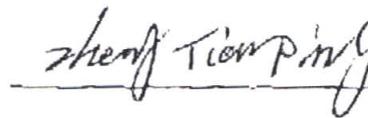
Acting Chair, Police & Public Safety Committee

STIPULATION AGREEMENT**Good World Inc., 834 62nd Street, Brooklyn, N.Y. 11220****And****Community Board Ten Brooklyn 8119 5th Avenue 11209**

At a duly publicized meeting of Community Board Ten held on Monday, May 21, 2012, members of Community Board Ten and Tian Ping Zheng as owner agreed upon the following stipulations to apply to the Method of Operation set forth in his application to the New York State Liquor Authority for a liquor/wine/beer license for the establishment known Good World Inc., 834 62nd Street, Brooklyn, N.Y. 11220:

- That the operator will return to the Community Board if requested.
- That the operator will notify the Community Board 30 days in advance of changing their Method of Operation.
- That there will be no DJ and no live music other than karaoke.
- That the operator will distribute a dedicated cell phone number for the manager-on-duty to the Community Board and the surrounding residences.
- That there will be an owner or manager there at all times.
- That they will save the video camera tapes for 30 days before reusing them.
- That full time security will be employed.
- That security will use the appropriate equipment to check for valid identification.


Josephine Beckmann
As District Manager
of Community Board Ten Brooklyn


Tian Ping Zheng
Owner

Traffic and Transportation Committee Report - June 16, 2014

1. The committee met in quorum at the District office on Tuesday, June 10

We met to review proposed bicycle lanes in CB10. In the fall of 2012, following a vote by the full board, Community Board 10 sent a letter to the DOT with proposed bicycle lanes in CB10. It included a north/south bicycle lane on Fort Hamilton Parkway and 6th Avenue. It also included a Marine Avenue connector to existing bicycle lanes and east/west connectors at 68th Street and 72nd Streets to continue on to 6th Avenue in Sunset Park. After review, the DOT agrees with CB 10 recommendations except for the connection or continuation for the bike lane to Sunset Park. The DOT recommends that the bicycle lane continue on to 65th Street and cross 65th Street at 7th Avenue. The proposal includes a combination of regular bicycle lanes (solid line on each side of the cyclist symbol), and shared bicycle lanes (solid line on the parking side, no line on the travel lane).

When the T&T Committee made its recommendations in 2012, it deliberately routed bicycles away from 65th Street at 6th or 7th Avenue. These are the two most dangerous intersections in CB10. The DOT recommends crossing 65th Street at 7th Avenue, "because that is what cyclist are doing and will do".

The proposal showed various streets in CB10, and similar bicycle lanes in the city. It did not show any intersections. I noted that Fort Hamilton Parkway crosses 92nd Street and 86th Street, both busy and dangerous intersections. One member objected to bicycle lanes on 2 way streets. The possibility of using Gatling Place and Gelston Avenue was considered, both one way streets. It was noted that these streets do not run through from Marine Avenue to 65th Street and would require several turns and the use of 86th Street as a connector.

The dangerous conditions at the 65th and 7th intersection were discussed. DOT said they would look at safety changes at the intersection. One committee member noted that looking at changes did not guarantee changes. Therefore, the committee voted to support the proposed bicycle lanes only if safety changes were made at 65th Street and 7th Avenue first.

The committee made a motion to support the proposed bicycle lanes only if improvement were made at 65th and 7th. If the improvements are not made, the proposal should not move forward.

2. The committee met in quorum at the District Office on Thursday, June 12

The committee met to review a proposal by the NYC Department of Transportation for safety improvements at 89th Street and 4th Avenue.

This is a skewed intersection. The streets do not intersect at right angles - there is at least a car length between the two sides of 89th Street at 4th Avenue. There is a new school at this location, PS264. When new schools open, they start with lower grades and add new grades gradually. As this school has grown, the safety issues at the intersection have become more apparent. There is a crossing guard, but because 89th and 4th is really two intersections, a crossing guard cannot adequately cover the area.

The DOT studied the intersection and has made a proposal to install two high visibility crosswalks at 4th Avenue and 89th Street. They also propose adding a new traffic light at the location. With the new light, the new high visibility crosswalks on 4th and the existing crosswalks on 89th Street, the DOT will be able to stop all traffic at the intersection and allow an all pedestrian crossing. No vehicular movement will create the safest option for pedestrians at the site.

In addition, the DOT proposes reversing the direction of traffic on 89th Street between 4th and 5th Avenue. This will eliminate the 89th Street traffic crossing 4th Avenue. It will also reduce turns. There are no residences on 89th between 4th and 5th. Because this traffic safety plan requires a reversal of traffic, the District Office felt there should be a public hearing. The Office did a "lit drop" in the area. They also made a site visit, reviewed current and proposed traffic patterns and spoke with area residents. Several residents of 89th Street between 3rd and 4th attended as well as some merchants. The principal of PS 264 attended and gave a thorough overview of the issues. There was a thorough discussion of traffic issues at the location including problems and the 7-11, parents illegally parking at drop off and pick up times, valet parking and the need for the crosswalks to have curb cuts which are ADA compliant, and the need for effective signage for motorists to determine where to stop for the light

There was support for the crosswalks and additional traffic light and no objections to the change in direction of 89th Street between 4th and 5th Avenues.

The committee voted to support the proposal for safety improvements and 89th Street and 4th Avenue with the following recommendations

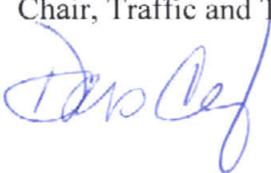
- DOT contact 7-11 to alter ingress and egress from their parking lot and to make the exit onto 4th Avenue right turn only and to ask 7-11 to define the movement of cars within its parking lot.
- Countdown signals should be installed for all directions
- The NYPD and the DOT must coordinate the implementation of the plan so that motorists are properly advised of the changes.

The committee made a motion to support the proposal.

In surveying 89th Street, problems were noticed at 88th Street and 4th Avenue. The committee made a motion to request a survey of 88th Street and 4th Avenue with the possibility of the removal of the southerly crosswalk and/or the installation of bump outs.

Respectfully submitted,

Doris Cruz
Chair, Traffic and Transportation Committee



ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

May 28th, 2014

ZALUC Committee Meeting was called to order @ 7:15 on Wednesday May 28th 2014

TOPIC – ILLEGAL CONVERSIONS

The meeting was attended by the committee in quorum, as well as CB10 Chair, Brien Kiernan, District Manager Josephine Beckman, John Quaglione from Marty Golden's Office, local press, over 20 local residents and David Nussbaum from the Dept. of Buildings.

General Description:

The proliferation of illegal residential conversions continues to be a major problem in our district with a recent concentration noted on Bay Ridge Parkway near 10th Ave. Illegal conversions are contrary to the intents of the recently enacted preservation zoning and greatly increase the density here in District 10 and in other neighborhoods throughout the city. Although this is a complex social issue, illegal conversions threaten the quality of life for all residents as well as putting strain on public amenities and services.

District Manager Beckman reported statistics from the Open Data Portal showing that over 1000 illegal conversion complaints have been made since 2010.

Offenders display blatant disregard for zoning and code regulations, illegally establishing full apartments and single-room rental occupancies, often creating structural and fire hazards during construction and post construction.

Plans are being filed at the Dept. of Buildings for minor scopes of work. Work Permits are being issued and posted for such minor work, while in fact much more extensive renovations are the reality.

Complaints concerning illegal conversion are called in to NYC through 311 but access by officials to offending premises is most often denied at the doorstep.

Informational Presentation:

In order to become more familiar with Dept. of Buildings mechanisms already in place to combat illegal conversions, David Nussbaum, Liaison in Community Affairs for the Dept. of Buildings, attended the meeting and shared information with the group.

Mr. Nussbaum explained that, although DOB is constrained by lack of manpower and by legal restrictions, the following mechanisms are in place thru DOB:

1. DOB Follows up on Complaints

DOB follows up on complaints made to 311 and attempts to gain access to the address of the possible illegal conversion on a first occasion leaving an LS4 notice if access is not achieved.

If the second attempt to gain access is unsuccessful, the complaint is closed-out.

Although observations of only the exterior of a residence can sometimes give indication of an illegal conversion, access to the interior is crucial.

To go beyond the two attempts to gain access to the inside of a residence, requires a search warrant which are issued in limited numbers and require the cooperation and willingness on the part of the complainant who must be willing to submit signed affidavit.

2. DOB follows up on Violations

Violations are citations noting illegal conditions and they are inherently an order to correct.

In cases where the violations are hazardous, an order to vacate the building is issued.

In cases where the violations are not hazardous, the violations are referred to ECB (Environmental Control Board), an administrative court, where fines are imposed in addition to the civil penalties imposed directly by DOB

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

May 28th, 2014

Mr. Nussbaum stated that most property owners who receive violations comply with the order to correct but those who do not may risk Criminal Court Summonses or may be brought to trial in Supreme Court.

3. DOB follows up within the DOB itself

Projects with multiple complaints may be subject to audits and additional plan review, as well as field inspections. Architects and engineers who have a history of illegal practice may have their self-certification privilege revoked. Plans are now public record after permit to increase transparency in the DOB system.

4. DOB provides Education

DOB tries to heighten public awareness of the practice of illegal conversions and its risks by handing out flyers in many languages.

5. DOB has established Special Units

For example, the Excavation Unit responds to specific situations of structural excavation of basements and cellars often related to illegal conversions.

Other types of special units include Scaffolding, Elevators, Boiler, BEST Squad (a special safety enforcement team especially for large construction projects)

6. Research and Case Studies:

DOB is using analytical programs to determine which kinds of residences are most conducive to illegal conversions so they can concentrate their efforts on these types of buildings.

Discussions:

The impact of illegal conversions on the neighborhood is significant. The residents attending the meeting impressed on the committee just how critical an issue this has become to their lives and futures.

Mr. Nussbaum's suggestion was continue to call 311 repeatedly and regularly when a possible offense is noted.

The Zoning Committee will be meeting on this topic at its next meeting in June and continue to work on possible action plans during the summer months.

Meeting was adjourned at 9:00 PM.

Respectfully Submitted:



Ann Falutico

Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josphine Beckmann

Brian Kieran

Ann Falutico

Steve Harrison

Susan Pulaski

Dean Rasinya

Fran Vella-Marrone

Barbara Germack

Ron Gross

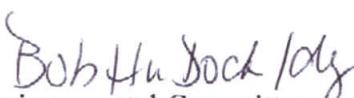
The Environmental Committee met on Monday, June 2nd. We were given a tour of the **Owl's Head Wastewater Treatment Plant** by Department of Sanitation Assistant Commissioner Vincent Sapienza. He wanted to show us improvements made to the plant in response to odor complaints. Chair Brian Kieran and DM Josephine Beckmann attended the tour as well. So did some of our daughters.

- Plant originally built in 1950's, upgraded in the 1980's
- Combined Sewer System which handles both sewage and street runoff.
- Obsolete system prone to overflow during heavy rains, discharging raw sewage into the harbor. Retrofitting separated sewer systems is very expensive but would protect the environment.
- 250 million gallon daily capacity. 30% of the Brooklyn population's sewage comes here.
- 3 treatment areas: Physical, Chemical, Biological
- In the receiving tanks, raw sewage is skimmed to remove grease, dredged to remove sediments.
- These materials go to a new "residuals building" which contains the odors in a negative pressure building until disposal in a landfill.
- Many of these tanks have been covered to reduce odors. The odors were much weaker than I had expected.
- The spillover then goes to chemical chlorination tanks where the water is treated.
- Third section is Aeration where air is pumped through to kill remaining organic matter.
- The runoff from this point is not exactly clear water, but you can see through it.
- There is a digester plant that generates methane for electrical power generation.
- The plant has an average electric bill of \$400k/mo.
- The methane generation saves them 6-10k, so around 2% on their electric bill.
- The plant is switching over to all hi-efficiency LED bulbs.
- The gigantic size of this plant and the obsolete technology involved in a combined sewer system pose a real threat to our local environment in the event of a large storm. Separating storm water from sewage would help.
- Gigantic cities like ours require gigantic infrastructure in order to function, but more numerous, smaller plants like this would disperse the risk.

Update on the Siphon Project:

- Tunneling has resumed and the tunnel is now approx. 40% complete. Tunneling expected to be completed by Fall
- Temporary paving of Shore Rd from 83rd to 86th Streets to take place this month.
- May 2015 is still the scheduled completion date.

Thank you

Respectfully submitted, 
Bob HuDock, Chair, Environmental Committee

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
*MVR Restaurant & Bar Corp., d/b/a Las Margaritas Bar & Restaurant, 7206 3 rd Avenue	6/5/14	*New Application (Liquor, Wine & Beer)
Ten Brothers Team Inc., 7204 3 rd Avenue	6/5/14	Renewal Liquor, Wine & Beer
Salty Dog Restaurant Ltd., 7509 3 rd Avenue	6/13/14	Renewal Liquor, Wine & Beer
Per Tavern Corp., d/b/a The Kettle Black, 8622 3 rd Avenue	6/16/14	Renewal Liquor, Wine & Beer
Brooklyn Beet Company LLC, 7205 3 rd Avenue	6/16/14	Alteration Liquor, Wine & Beer
First Oasis Inc., 9218 4 th Avenue	6/24/14	Renewal Liquor, Wine & Beer
8814 Realty Group Ltd., d/b/a Trace, 8814 3 rd Avenue	6/24/14	Renewal
Verea Restaurant Corp. d/b/a Sancho's, 7410 3 rd Avenue	7/7/14	Renewal Liquor, Wine & Beer
Bartoli's Pizzeria & Restaurant Inc., d/b/a Gino's, 7414 5 th Avenue	7/8/14	Renewal Liquor, Wine & Beer
Hamilton Parkway Corp., d/b/a Indigo Murphy's 7102 Fort Hamilton Parkway	7/14/14	Renewal Liquor, Wine & Beer
**Shogun Sushi Inc., 6201 11 th Avenue	7/16/14	New Application Wine & Beer Only
City 9316 Inc., d/b/a Fushimi Japanese Cuisine, 9316 4 th Avenue	7/17/14	Renewal Liquor, Wine & Beer
JMC Foods Corp., d/b/a La Sorrentina, 6518-6522-6524 11 th Avenue	7/17/14	Alteration Liquor, Wine & Beer
Bay Ridge Memorial Inc., VFW Post 7173, 7010 Fort Hamilton Parkway	7/21/14	Renewal Liquor, Wine & Beer
**Celtic Rose Irish Tea Room, 8905 3 rd Avenue	7/21/14	New Application Wine & Beer Only

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
**Bagels + Espresso Inc., d/b/a Buttermilk Café, 9504 4 th Avenue	7/25/14	New Application Wine & Beer Only
W M 11 Inc., d/b/a The Wicked Monk, 9508-9510 3 rd Avenue	7/25/14	Renewal Liquor, Wine & Beer
Mama Rao's Pizzeria & Restaurant Corp., 6408 11 th Avenue	8/7/14	Renewal Liquor, Wine & Beer
Rung Reung Group LLC, d/b/a Glow Thai, 7107 3 rd Avenue	8/12/14	Renewal Liquor, Wine & Beer
ABI Group LLC, d/b/a Vicolo, 8530 3 rd Avenue	8/18/14	Renewal Liquor, Wine & Beer
TO Restaurant & Bar Inc., 834 62 nd Street	8/25/14	**New Application Liquor, Wine & Beer

* Presented application at Police & Public Safety Committee Meeting in June 2014.

** Has been invited to present application at Police & Public Safety Committee Meeting in September 2014.