

**Community Board Ten Board Meeting Attendance  
Shore Hill Community Room  
Monday, June 15, 2015 – 7:15 pm**

Board Members Present: 41

Greg Ahl  
Elizabeth Amato  
Jumana Bishara  
Allen Bortnick  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Paul Cassone  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Donna Mae DePola  
Khader El-Yateem  
Ann Falutico  
Michael Festa  
Barbara Germack  
Judith Grimaldi  
Ronald Gross  
Stephen Harrison  
Bob Hudock  
June Johnson  
Habib Joudeh  
Ramsey Joudeh  
Brian Kaszuba  
Brian Kieran  
Nikolaos Leonardos  
Rhea McCone  
Nick Nikolopoulos  
Susan Pulaski  
Mary Quinones  
Dean Rasinya  
Hani Sarji  
Dilia Schack  
Joanne Seminara  
Joseph Shaia  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Brian Walsh  
Mary Ann Walsh  
Lori Willis  
Jonathan Yedin

Board Members Excused: 3

Victoria Hervas-Castaneda  
Stella Kokolis  
Eleanor Schiano

Board Members Absent: 6

Shirley Chin  
Katherine Khatari  
Adil Oualim  
Husam Rimawi  
Anthony Sabatini  
Linda Sarsour

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: June 15, 2015 - 7:15 PM

Subject: Board Meeting - Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
meaghan mcgoldrick	646-403-5184		mmgoldrick @ home reporter.com	Home Reporter
Kate Cucco	440-315-5928		kate.cucco @ gmail.com	AIM Brook-Kesny
Linda Lupia	718-238-7237			AIM Brook-Kesny
Victor Hefu	718-748-5950		victorhfu @ yahoo.com	
Eileen Kassab	(718) 748-6261		ekassab@bklyn library.org	LIBRARY
Fran Vella-Mazzuca	718 630-5277		fran.vella-mazzuca	cong. Dorova
Elisa Castaldi Moller	718 3086413		babyskate aol.com	
Christopher Castaldi-Moller	718 3304170		chriscmoller2017@gmail.com	
NICHOLAS MASSAB 146 98 ST BRKLYN NY	718-8362327		n1massab@gmail.com	DR RESIDEN 9851 BLK 1352
Christian Zaino	917-270-7686		cj220 @ e.nyu.edu	DHCA

## COMMUNITY BOARD TEN GUESTS

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PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Qin & Guang Gao	917 379 6312			Go one Sushi
ANTONY Chen	917-362-1887			
Debra Kruchkow	917 905 3674			
Debra Kruchkow	718-745-3446			Kruchkow Shoes
Ron L.	917 472 9852		BAYRIDGEBEATE@GMAIL.COM	BAY RIDGE BEAT
Nicholas Chambers				Cecilia Assembly member Nicole Kalkbrenner
260 65th St 232 4092 LINDA ORLANDO	347 385 2010	718 238 9135	LINDORLANDO@aol.com	

**COMMUNITY BOARD TEN BOARD MEETING  
JUNE 15, 2015 – SHORE HILL COMMUNITY ROOM  
MINUTES**

Chair Kieran called the meeting to order at 7:20 PM and introduced new Board Members Ramsey Joudeh and Hani Sarji. He then invited Dr. Christian Zaino, Historian, Dyker Heights Civic Association, to lead the Honor of the Pledge.

Chair Kieran announced that DM Beckmann was not here tonight as her father-in-law passed away. He then gave details of the wake and funeral arrangements. He noted there is a change to the Agenda as we will not have a District Manager's report this evening. However, DM Beckmann wants everyone to know that she is keeping her finger on the pulse of Bay Ridge and is in communication with the District staff. If there is anything that is needed, you can call or email the District Office. In addition, the second item of the Public Hearing for an unenclosed sidewalk café for Sofia's will only be an informational report.

Chair Kieran asked for a motion from the floor to adopt the amended Agenda. Motion by BM Vallas, seconded by BM Rasinya. Agenda adopted as amended.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the May 18, 2015 Board Meeting. Motion by BM Sokoloski, seconded by BM Mary Ann Walsh. Minutes adopted as written.

**PUBLIC SESSION**

Council Member Vincent Gentile offered his condolences to DM Beckmann and her family. He welcomed new Board members Hani Sarji and Ramsey Joudeh.

The Councilman stated that this afternoon he held a job fair at McKinley Intermediate School with 20 different companies and over 100 people in attendance despite the rain. He noted that the VA Hospital is closing a wing which will be moving to Manhattan. He is working to find out more about it and will keep everyone updated.

Councilman Gentile announced legislation passed by City Council last week that will hopefully be signed by the mayor which is a small business bill requiring the Department of Consumer Affairs to catalog the types of violations given out by their inspectors that end up repeatedly being dismissed in court. Once they get a list of the violations that get dismissed they will ask the Department of Consumer Affairs to limit and reduce the number of violations that are given out and always dismissed. That will end some of the harassment of small business owners.

The Councilman noted that the EcoDock is not in operation this year because a part that was broken needs to be re-engineered. In place of that, the Metropolitan Waterfront Alliance will be working with him over the summer to run events on the 69<sup>th</sup> Street Pier. The first event will be a Father's Day fun day for kids this Sunday from 11AM to 5PM with arts and crafts, miniature golf, and other activities. The Councilman is sponsoring a Family Fun Day in Bensonhurst Park on June 27<sup>th</sup>. His office is also recruiting people for the "Councilman Gentile Clean Teams" to go to different parts of the district to clean up the area over the summer. Go to their Facebook page for all the information.

The Councilman will be setting up some mobile offices and sending interns out to different parts of the district to take down complaints and issues in the community as a way for constituents to reach out. He added that come September we will see a cleaner community because the Department of Education is banning the use of styrofoam plates which will make a big difference in school garbage placed curbside for pickup.

Councilman Gentile said that we may not be seeing a lot of him this summer because he is having bi-lateral knee replacement. The surgeries will be on July 10<sup>th</sup>. He will miss one or two of the summer strolls, but hopefully he will make the ones in August. He wished everyone a great summer.

Larry Morrish, representing Assembly Member Felix Ortiz, announced that it looks like the grant is coming in to help Donna Mae DePola's Resource Center with transportation. He complimented Judie Grimaldi and Joanne Seminara on their book and acknowledged new board member Dr. Ramsey Joudeh.

Fran Vella-Marrone represented Congressman Donovan. Ms. Vella-Marrone noted that Congressman Donovan is concerned about the closure of unit 12 West at the VA Hospital, which is approximately 25 beds. He is in conversations with the VA about this and has a meeting set up this week with the director of the Brooklyn VA to discuss this matter. He is very concerned that the elected officials were consulted, and the public was not consulted. BM Sokoloski asked about the type of care patients are receiving in this unit. Fran replied they are surgical and medical patients, meaning they are people who have had surgery and people who are there for medical reasons.

BM Bortnick spoke in opposition of the closure of 12 West at the VA Hospital. The administrator claims that it would save \$2.5 Million, which he says is not true. Currently there are 19 filled beds in 12 West and he stated that the Manhattan hospital where these patients would be sent only has four or five empty beds at that facility, meaning the transferred patients will wind up on gurneys in hallways. He feels this is no way to treat veterans and we have to stop this from happening at the Brooklyn VA. There will be a meeting at the hospital on Wednesday, June 17<sup>th</sup> at 2PM on the 2<sup>nd</sup> floor of the main building and he encouraged everyone to attend. He thanked Fran Vella-Marrone for speaking with him and getting that action moving. Chair Kieran stated that this is definitely going to be the beginning of the dialog; it is surely not the end of the issue. We should add this to the appropriate committee and get all our elected officials involved.

Nicholas Chamberas expressed condolences to DM Beckmann on behalf of Assembly Member Malliotakis. Assemblywoman Malliotakis is pleased to participate in the Summer of Support Program for the NYPD and encouraged everyone to get on board. She was also pleased to join with police officers and firefighters at a rally in Albany last week regarding increasing disability benefits to 75%, which is on par with what the rest of the officers and firefighters receive in New York State. Assembly Member Malliotakis is also campaigning in Albany so that any elected official who commits a felony loses their pension. With regard to Access-A-Ride, he noted that earlier this month the Assemblywoman joined with State Senator Lanza with a number of proposals to streamline the recertification process for Access-A-Ride. Once again, the Assemblywoman is sponsoring Yoga in the Park. The next session is on Wednesday, June 24<sup>th</sup> at 7:00 PM at 79<sup>th</sup> Street and Shore Road.

Philip Smallman representing Senator Golden reported that legislation was passed that will further protect children. Senate bill #1269 will now mandate prosecution of a murder in the first degree of any victim who is less than 12 years of age. Senate bill #3459 amends the social service law to now require Child Protective Services document home visits by photographing anything that is seen in addition to any written reports that are made. The Senator is sponsoring a bill that was recently passed that would continue the September 11<sup>th</sup> Worker Protection Task Force beyond the current expiration date of June 10<sup>th</sup>. The Senator sponsored two new pieces of legislation which were introduced and approved by the New York State Senate that would make and codify behavior that people find offensive in the use of public transit. It has to do with offensive touching, rubbing up against fellow transit riders on buses and trains and would codify and penalize that behavior on a criminal level. The State Senate voted to support State Senate bill #5194 which would extend that type of activity by requiring the NYC Police Department to submit an annual report to City Council detailing the total number of criminal complaints that are filed by individuals by the New York City and Staten Island transit systems and specifically designate those complaints that are classified as felonious. The Summer Concert Series will kick off on July 7<sup>th</sup>. He is also sponsoring Yoga in the Park. Call the office at 718-238-6044 to get details or visit their website.

Ilene Sacco offered condolences to DM Beckmann and her family. They postponed the Precinct Council meeting which is usually the third Tuesday of the month so people are able to attend the wake. That meeting will be rescheduled. She announced that they kicked off a new program called Summer of Support. The idea was to tell the police that we support them. She encouraged people to go to their Facebook page, summer of support 2015, and "like" it. Their email address is [summerofsupport2015@aol.com](mailto:summerofsupport2015@aol.com) where people can go to write a note of support. In a couple of weeks they will be going national. At the end of the summer they will wallpaper the precinct and invite everyone back to see that there really is support for police. Lastly she announced National Night Out Against Crime will be held on August 4<sup>th</sup> this year with a Frankie Valli and the Four Seasons cover group. Chair Kieran noted that there were two significant heroin arrests and confiscations this past week in the 68<sup>th</sup> Precinct, so we do really need our friends in blue.

Linda Lupia from Assembly Member Alec Brook-Krasny's office announced that the Assemblyman will be leaving at the end of session in July. Their offices will continue to be open and they will continue to do constituent services.

On behalf of the Bay Ridge Conservancy, Victoria Hofmo requested that Community Board Ten revoke the Board of Standards and Appeals Special Permit process for our community. The Board voted in favor of this process believing it would give homeowners the ability to add minor additions or alterations; however, this has not been the case. Homeowners have used it to break our intended zoning laws with major negative impacts on their neighbors. She has attended many BSA Special Permit hearings to speak against projects that were opposed by neighbors, however, BSA approved all of the projects. The Bay Ridge Conservancy is requesting that CB10 begin the process of revoking the Special Permit allowance for CB10 by September 2015 at the latest. BM Falutico, Chair of the Zoning and Land Use Committee, noted that the request has already been made and she will find out the status. Victoria said that she did see the Councilman tonight and he was going to look into it. Chair Kieran said we will definitely take up the fight.

Eileen Kassab from the Dyker Library spoke about the three library systems – Brooklyn, Queens and New York – saying we are all in this together and they need everyone to invest in libraries. All the library buildings are hard to maintain and it is very costly to make repairs. They would like to make sure that every branch has six day service. She encouraged everyone to take a button and wear them with pride. It is very easy to make a request of your government officials on their website, [bklynlibraries.org](http://bklynlibraries.org), by clicking on "invest in libraries" which will take you to a link to send a letter to your public official. Summer reading is upon us and the theme for this year's program is Super Heroes. Finally, she noted that the Dyker Singers will have a free concert in the library on Friday, June 19<sup>th</sup> at 3PM.

Debra Kruchkow spoke in opposition of Chill Corp. and spoke about her concerns. There is a problem with ventilation as the odor from the hookah goes into her business which is next door and her tenants tell her the smell also bothers them. The noise level might increase with the new liquor license. Sometimes the patrons spill out onto the sidewalk and street to smoke and are noisy. The cigarette butts and garbage are left on the sidewalks and streets. She wanted to request that the establishment owner take responsibility to clean up the streets, have proper ventilation for the smell, and proper soundproofing so the noise level does not get to the point that it infringes on other people.

Bob Cassara noted that illegal conversions of houses continue to take place at an ever increasing rate in Dyker Heights. The good news is that the Brooklyn Housing Preservation Alliance has gotten the word out and is educating the community on what to look for and how to report illegal conversions. The Illegal Conversion Task Force has been formed with the help of Senator Golden and they, along with the Community Board, have provided the Department of Buildings Marshall's office with specific site information. The DOB has been able to get into over 80 sites and the result has been a major uptick in stop work orders being issued. He encouraged people to keep their eyes open and if you see something that looks like an illegal conversion taking place, please

make a complaint and get the complaint number to them at [bklynhpa@gmail.com](mailto:bklynhpa@gmail.com), and also to the Community Board so we can track and stop the conversions.

With regard to the proposed zoning changes, Bob stated that the character of neighborhoods in Brooklyn from Bay Ridge to Marine Park, Park Slope and East New York are in for a rude awakening. Developers will get increased power to destroy our neighborhoods as of right. It changes height restrictions allowing for taller buildings. Affordable independent housing units will be built higher with units as small as 275 square feet. Onsite parking arrangements will disappear. This will all lead to increased population density resulting in stress to our City services such as sanitation and education. For more information he encouraged people to attend a public meeting at PS 195 in Manhattan Beach on June 24<sup>th</sup>.

## **PUBLIC HEARING**

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

**Motion: CB 10 to approve the renewal application for an enclosed sidewalk café with 4 tables and 16 seats at Tanoreen Caterers, Inc., 7523 3<sup>rd</sup> Avenue, DCA License #1360215. All in favor. Motion carried.**

Chair Kieran noted that the pending renewal application for Sofia Restaurant has not yet been filed; however, there is some information about this location. Committee Chair Falutico continued the Committee report.

## **CHAIR'S REPORT**

Chair Kieran noted that many of the street lights have been upgraded and replaced by high intensity LED lighting which makes a significant difference. He is hoping that we can encourage and push the City to do it everywhere. One location where you can really see a difference is 75<sup>th</sup> Street and 4<sup>th</sup> Avenue where they changed the height and bulbs. It is much safer for motorists, pedestrians and bicyclists.

Chair Kieran welcomed the new Board members saying it is great to have fresh blood which keeps us vitalized and moving along.

Chair Kieran spoke about speed cameras saying that the 4<sup>th</sup> Avenue safety plan was pushed and approved but the Department of Transportation who seemingly is not in a rush to get it implemented. We are pushing them. Speed cameras have been installed in Brooklyn. There is one in Community Board 7 around 52<sup>nd</sup> or 53<sup>rd</sup> Street and 3<sup>rd</sup> Avenue. He believes these cameras will be mobile and moved around. We may have them in our community and DOT did not tell us. But it will certainly serve to do what we want; slow speeders down and make things safer on the roads. It is a sign of good things. He wished all fathers a Happy Father's Day. In closing he said that when we have problems in the community, it is the community working together, everyone putting in an effort, consistency, persistence, and we do get things done. This Board is a wonderful shining example of a success story for Community Boards and he is very happy to be associated and affiliated with it. He wished everyone a wonderful summer and said to recharge your batteries and come back in September ready to take care of the things that we have not taken care of yet.

## **DISTRICT MANAGER'S REPORT**

Chair Kieran stated that due to the absence of DM Beckmann, the District Manager's report will be given at the next Board meeting.

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

## **COMMITTEE REPORTS**

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

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

With regard to the SLA On Premise application for Chill Corp., Committee Chair Willis noted that the Committee did not meet in quorum so a motion was needed from the floor. Discussion followed.

BM McCone asked if there had been karaoke previously and was told the application originally was for a full liquor license with a karaoke component, however the applicant withdrew that component from the application. Bay Ridge resident Doug Truax asked if the trap door in the back was also discussed and was told that the stipulation is for all doors to be shut. BM Harrison asked if the double door in the back will be a screen door. The applicant replied that it is glass and wood. BM Harrison thinks that the stipulation regarding smoke eaters be more stringent. The requirement should be smoke eaters that are adequate for the amount of legal occupants. Committee Chair Willis said they will work out that phraseology. She asked the applicant if he is willing to tweak the stipulation to say that the smoke eaters used are of adequate size for the premises, and the applicant agreed.

BM Johnson asked if it is fair to neighbors and establishments on either side to have to put up with smelling the hookah. People who smoke cigarettes have to go outside to smoke, so how fair is it for other people to have to smell the hookah? Committee Chair Willis responded that that issue did come up because representatives are currently working on legislation for hookah. However, that aspect is not regulated currently. When we consider the liquor license they are not violating anything by having hookah there. There may be a separate issue and we could make a complaint to the Department of Buildings that there is inadequate ventilation and ask the DOB to follow up on that. Our elected officials are working on legislation.

BM Falutico asked if there was any discussion about disapproving the application at this time pending six months of no complaints, and then coming back and resubmitting the application. Committee Chair Willis does not think anyone suggested that and she noted again that the Committee did not meet in quorum. BM Amato asked how the Community Board deals with problems when there are complaints. The applicant replied that the manager gave out cell phone numbers to the residents so they can contact them if there are any problems. BM Falutico asked if any of the residents who appeared said they worked it out. Committee Chair Willis replied that the residents were very fair regarding their complaints. Some of them were suffering quality of life issues from this and they did say they were in contact with the owners. However, at the same time while the managers are very friendly, sometimes the steps they took were not enough and they were mostly regarding the smoke issues. The neighbors did say that within the last few months the noise issues have abated.

BM Bishara said they were given a license to operate this type of business, which is a hookah business. Given the fact that they were given a license, they should be allowed to operate. Committee Chair Willis clarified that this is on the question of the liquor license. It is about the premises and things that impact the quality of life in the area. She is not an expert on the subject, but she does not think you get a license to operate hookah; it is fairly unregulated at this point. To clarify she noted that the license that was granted was a wine and beer license.

BM Brian Walsh asked why the owner waited until now to implement these stipulations. Committee Chair Willis noted that there were times that complaints were given to the District Office that would have violated the stipulations under the wine and beer license. The applicant replied that he does have a ventilation system and is trying to work with the community and the residents. He is trying to keep it safe for everyone, run a legitimate business and make a living. He does not want to make anyone's life miserable and cause problems. He is trying to work with everyone to maintain his business. BM Rasinya asked if the applicant would be willing to

hold off on this application for six months to see if the complaints are addressed, because right now his opinion is that he would make a motion against the application. Committee Chair Willis told the applicant that the Community Board adjourns until September and asked if he would hold up on his application until September so we can see if the complaints are abated with the steps he has taken. The applicant replied that the music problem has been addressed and he and his workers have been cleaning up the cigarette butts outside on the sidewalk. He cannot control people who walk by and throw cigarette butts on the sidewalk. The applicant said he is not willing to wait six months to apply.

Committee Chair Willis noted that they needed a motion from the floor since the Committee did not meet in quorum. She noted that the recommendation of the Committee was to disapprove the application subject to ascertaining the permitted use of the premises since there is no certificate of occupancy and the applicant did not have a letter of no objection from the Department of Buildings. Motion by BM Harrison to deny the application unless the stipulations as recommended by the Committee are met, with the adequate size of smoke eaters. Motion seconded by BM Habib Joudeh. BM Rasinya wanted to clarify that there is no certificate of occupancy for the premises and asked if we approve SLA licenses for premises without a C of O. Committee Chair Willis replied that one of the criteria the SLA looks at is whether or not the applicant complies with all the regulations regarding the premises. So, essentially the SLA will look at that aspect. The SLA has already issued a wine and beer license. BM Hudock noted that a lot of buildings built in the 1920's do not have a C of O. Committee Chair Willis said when she went on line to the Department of Buildings it showed that there is no C of O for the building. Chair Kieran read a copy of a C of O which is in their file for a first floor store, one family on second floor and one family on third floor. A roll call vote was taken.

**Motion: CB 10 to disapprove the SLA On Premise Application for Chill Corp., d/b/a Chill Bar & Hookah Lounge, 7810 5<sup>th</sup> Avenue, unless the following stipulations are agreed to and made part of the applicant's license:**

- 1. A manager or owner will be on premises during hours of operation.**
- 2. Smoke eaters of adequate size, quality, and capacity to filter/clean heavy smoke (without discharge of smoke outside of the premises), shall be provided and properly installed at the premises, maintained in good working order at all times, and used at the premises during hours of operation.**
- 3. No rear yard use.**
- 4. The hours of operation are: 4pm-2:30am, Sunday – Thursday; and 4pm-4am Friday and Saturday.**
- 5. No live music; only pre-recorded background music.**
- 6. No karaoke.**
- 7. All doors shall remain shut (including front sidewalk and rear trap doors to basement).**
- 8. No promoted events or use of promoters.**
- 9. Applicant shall appear before the Community Board for 3 month review to address any new/renewed or recurring issues.**

**26 in favor; 12 opposed. Motion carried.**

With regard to the SLA Wine/Beer Application for Go One Sushi, Committee Chair Willis noted that the Committee did not meet in quorum and there was no motion. The applicant was present tonight. Chair Kieran asked for a motion from the floor to disapprove the application. Motion by BM Vallas, seconded by BM Leonardos. Discussion followed.

BM Grimaldi asked how the small rooms are being used and the applicant replied through a translator that they are used for private parties, birthdays, etc. Chair Kieran asked for clarification that the recommendation was to disapprove which license, and Committee Chair Willis replied that it is a Wine/Beer license. The Board already

voted to disapprove the full On Premise license. BM Vallas stated that we have spent an inordinate amount of time on this issue since January. They have been told, written to, emailed, called, all our requests, and they have not come through. They have been told what we expect, and respond that they did not know. Committee Chair Willis said that is a point well taken. BM Bortnick suggested if anyone wants to change their vote that they made for the first motion. Committee Chair Willis said that is not on the agenda.

**Motion: CB 10 to deny the SLA Wine/Beer Application for Go One Sushi, Inc., 848 64<sup>th</sup> Street. All in favor. Motion carried.**

With regard to the SLA Wine/Beer application for Campo Bello Restaurant 2, Committee Chair Willis asked for a motion from the floor to support the Committee's recommendation to approve this application. Motion by BM Sokoloski, seconded by BM Mary Ann Walsh. BM Stelter asked about the name and noted there is a Campo Bello in Staten Island. Committee Chair Willis replied that this one is Campo Bello 2.

**Motion: CB 10 to approve the SLA Wine/Beer Application for Campo Bello Restaurant 2 Corp., 9128 5<sup>th</sup> Avenue. All in favor. Motion carried.**

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

**Motion: CB 10 to request the Department of Transportation conduct a study for the installation of a left turn signal at the intersection of 7<sup>th</sup> Avenue and Bay Ridge Parkway. All in favor. Motion carried.**

**Motion: CB 10 to request the Department of Transportation conduct a traffic study during rush hour traffic at Exit 2 off the Belt Parkway, 4<sup>th</sup> Avenue/Fort Hamilton Parkway. All in favor. Motion carried.**

As a historical note, BM Stelter stated that the Sea Beach subway N Train opened 100 years ago this month. At the time, the train started at Chambers Street and ended at Coney Island.

### **ENVIRONMENTAL COMMITTEE**

Environmental Committee Chair Ahl rendered the Committee report. See attached. Tracey Jindyeh encouraged anyone interested in helping with the Bay Ridge Avenue cleanup to email them at bayridgeavenue@hotmail.com.

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

Zoning and Land Use Committee Chair Falutico rendered the Committee report on the Zoning for Quality and Affordability Amendment. See attached. Discussion followed.

BM Harrison noted that if you have a text amendment for two lines you have 60 days to make a determination. Here we basically have an amendment for thousands of lines and we still have the 60 days. That is what is suspicious. Maybe it should be six months. This involves the entire city. The effect it is going to have in one place is not the same as in another area, for instance with parking. He would make a motion that we express our upsetment to the Mayor and the powers that be that we have not even seen the plan and we should have at least six months.

BM Hudock does not understand how they can legislate the design. Committee Chair Falutico responded that they are going to give each applicant the opportunity to do that. If you have a certain amount of floor area

available to use and you want to use all that floor area, and the restrictive height, you may want to make the building higher. That may be what is unattractive about it. It changes the scale of the streetscape.

BM Bortnick said that he has been aware of BM Harrison's comments. He feels new management in government seems to do things with no foresight and a lack of intelligence. He thinks the Community Board should take some sort of action to go after City agencies and the Mayor, and he seconds BM Harrison's motion.

BM Rasinya said that although there might be a lot of good parts to this zoning, the overall effect is to increase density in New York City, which is the one thing we have been trying to prevent. The number one feature of this whole package is to increase density citywide, and the Mayor says we have to do this because he expects 300,000 or 400,000 more people coming to New York because it is such a great place. BM Kaszuba said it is increasing density but you are increasing market housing.

BM Cruz said that one of the objectives is to reduce barriers for developers. If we look at our history with the Department of Buildings issues, she has a real concern that there will be less oversight on future development in New York City, and she thinks this is something we need to look at.

BM Harrison said that his motion is to ask the Department of City Planning, with copies to the appropriate people, that the time for review be extended from 60 days to six months from the date of the actual publication. Seconded by BM Bortnick.

**Motion: CB 10 to ask the Department of City Planning that the time for review for the Zoning for Quality and Affordability Text Amendment be extended from 60 days to six months from the date of the actual publication.**

**40 in favor; 1 recusal – BM Stelter. Motion carried.**

BM Falutico added that it is hard to oppose housing for seniors and affordable housing.

### **BUDGET AND PERSONNEL COMMITTEE**

Budget and Personnel Committee Chair Rasinya rendered the Committee report. See attached.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

On behalf of friends and neighbors who live at 67<sup>th</sup> Street and Ridge Boulevard, BM El-Yateem requested a three-way stop sign at that location. There is low visibility due to the curve on Ridge Boulevard. He asked if the Traffic and Transportation Committee could take a look at that. BM Cruz recommended that the Community Board write a letter. BM Ahl thinks a traffic light would be better.

**Motion: CB 10 to write a letter to the Department of Transportation requesting a traffic signal at the intersection of 67<sup>th</sup> Street and Ridge Boulevard. All in favor. Motion carried.**

A motion was made to adjourn by BM Vallas, seconded by BM Kaszuba. With no further business, Chair Kieran adjourned the meeting at 9:45 PM.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 11, 2015

ZALUC Committee Meeting was called to order @ 7:00 on Thursday June 11, 2015

A quorum was met.

## **TOPIC #1**

**DCA renewal application for an enclosed sidewalk café with 4 tables and 16 seats at Tanoreen Caterers, Inc., at 7523 3<sup>rd</sup> Ave., License #1360215.**

This sidewalk café has existed for over approximately 20 years in the same configuration.

There is no adverse history and there have not been any complaints.

Motion was made:

To approve the application as submitted. The vote was all in favor

## **TOPIC #1**

**DCA renewal application for an unenclosed sidewalk café with 9 tables and 19 seats at 8406 Third Avenue Corps., dba Sofia, License #1167396 for which the application is pending.**

There is no adverse history and there have not been any complaints

During this past winter, the city planted a tree at the location where Sofia's has been operating an unenclosed sidewalk café for some years, creating clearance problems for the café compliance.

The city acknowledges its mistake and relocated on the tree on June 5<sup>th</sup>. The issue of the tree prevented Sofia's application from being filed and without an application on file, the committee was unable to take make an official motion for approval.

However, it can be stated that the committee's opinion was unanimously in favor of the continuation of the café and would likely recommend approval at such time as the application is submitted.

*Post Meeting Note 6/15/15: Sofia's has decided, given the delays in their application which will result in a shorter season for the cafe, not to continue the application process at this time*

## **TOPIC #3**

**Presentation was made by Richard Jacobs of the Department of City Planning on the upcoming zoning text amendment, Zoning for Quality and Affordability, which is being proposed by NYC City Planning Commission.**

In addition to the committee and the presenter, there were approximately 25 neighborhood residents attending this meeting, all of whom expressed dissatisfaction with the proposed text amendment.

For some background, the Zoning for Quality and Affordability amendment is in accordance with the Mayor's ten year plan to build and preserve over 200,000 units of affordable housing throughout NYC. Overall, this text amendment is multi-faceted and it is not easy to understand its ramifications but basically it includes the following:

1. It would allow some increased building heights for construction of affordable housing and housing for seniors to enable full usage of floor area ratios and to encourage more articulated, less flat building facades and
2. It would reduce the parking requirements for new affordable housing and housing for seniors, in all areas where there is public transportation nearby.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 11, 2015

In May, the City Planning prepared a Community District Profile for each Community Planning Board, outlining the text amendment's effects in each specific area. Richard Jacobs' presentation was geared to how this text amendment would affect CB10.

(It should be noted that the CPC's proposed text amendment has been modified since the last report of this topic, reducing some of the height increases originally proposed.)

In summary, therefore, for the CB10 area, proposed text changes are as follows:

For basic residential development, contextual districts in CB10, that is R6A, R6B and R7A, a proposed increase in height of 5'.

For basic residential development in non-contextual districts in CB10, that is R6 and R7-1, an increase of from 0 to 5'.

For affordable Senior Housing and Long Term Care in CB10, in districts R3-2, R4, R6, R6A, R6B, R7, R7A and R7B, more categories of senior-related housing facilities would enjoy the same higher FAR's that were once enjoyed only by nonprofit residences for the elderly.

For affordable Senior Housing and Long Term Care in CB10, in R6A and R7A, additional heights of between 10 and 20 feet, would be permissible.

Regarding Transit Zones, the text reduces or eliminates parking requirements, with very little impact on the CB10 area directly. Impact, however, may likely result from the dramatic effects which would occur in our neighboring community boards.

This gives an overview of Richard's presentation.

Zoning and Land Use Committee is taking this amendment very seriously and its members share the concerns being voiced by neighborhood groups here and throughout the city.

The committee will work during the summer to digest the content of this text amendment and formulate feedback. The committee will continue to focus its attention on the effects of the amendment with respect to CB10 but also to the its effects on the city as a whole.

Please review the information packets on the City Planning Commission's website and the copy of Community District Profile for CB10. The Zoning and Land Use Committee welcomes input from the community board at large

Meeting was adjourned at 9:00 PM.

Respectfully Submitted

Ann Falutico

Committee Chair Zoning and Land Use Committee

Committee Members Attending: PLEASE CHECK ATTENDANCE LIST

Ann Falutico

Doris Cruz

Barbara Germack

Steve Harrison

Brian Koszuba

Susan Pulaski

Dean Rasinya

MaryAnn Walsh

Brian Walsh

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2014 to June 30, 2015

Budget Appropriation for FY 14	\$206,895.00
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	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/28/15	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
DISTRICT MANAGER	\$8,157.36	\$12,236.04	\$8,157.36	\$8,157.36	\$8,157.36	\$8,157.36	\$12,236.04	\$8,157.36	\$9,157.36	\$8,157.36	\$7,536.44		
COMMUNITY COORDINATOR	\$4,931.83	\$7,397.76	\$4,931.84	\$9,963.90	\$5,150.84	\$5,150.84	\$7,726.26	\$5,150.84	\$5,150.84	\$5,150.84	\$5,150.84		
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,380.89	\$2,071.26	\$1,380.89	\$2,419.93	\$1,445.80	\$1,444.00	\$2,166.00	\$1,444.00	\$1,444.00	\$1,444.00	\$1,444.00		
<b>Total Personal Services</b>	<b>\$14,469.99</b>	<b>\$21,705.00</b>	<b>\$14,470.00</b>	<b>\$20,541.19</b>	<b>\$14,754.00</b>	<b>\$14,752.20</b>	<b>\$22,128.30</b>	<b>\$14,752.20</b>	<b>\$15,752.20</b>	<b>\$14,752.20</b>	<b>\$24,127.28</b>	<b>\$0.00</b>	<b>\$192,204.56</b>

ExpensesCode	Description	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/29/2015	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
10B	Telephone	206.42	205.66	204.84	205.58	201.72	205.29	196.93	193.76	207.08	195.09	201.29		
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials					284.36			595.91	154.83		115.37		
101	Printing Supplies													
117	Postage											1,409.00		
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	75.00			75.00			75.00			75.00			
332	Data Process. Equipment			63.90		421.91								
337	Books													
402	Tel. Communications													
412	Rental/Misc. Equip	44.41	44.41	491.41	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			490.00							
602	Telecomm. Maintenance	28.33	28.33	28.33	28.33	28.32	28.47	28.47	28.47	28.47	28.38	31.53		
613	Office Equip. Maint													
615	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	160.00	160.00		
608	Iron Security Gate Maintenance													
676	Awning													
<b>Total Other than Personal Services</b>		<b>\$514.16</b>	<b>\$436.40</b>	<b>\$1,348.48</b>	<b>\$662.32</b>	<b>\$1,289.72</b>	<b>\$987.17</b>	<b>\$653.81</b>	<b>\$1,171.55</b>	<b>\$743.79</b>	<b>\$661.88</b>	<b>\$2,101.60</b>	<b>\$0.00</b>	<b>\$10,560.88</b>

<b>TOTAL PS AND OTS EXPENSES</b>	<b>14,984.15</b>	<b>22,141.40</b>	<b>15,818.48</b>	<b>21,203.51</b>	<b>16,043.72</b>	<b>15,739.37</b>	<b>22,782.11</b>	<b>15,923.75</b>	<b>16,495.99</b>	<b>15,404.08</b>	<b>26,228.88</b>	<b>0.00</b>	<b>202,765.44</b>
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<b>TOTAL UNCOMBURED BUDGET BALANCE</b>													<b>\$4,129.56</b>
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Respectfully submitted,  
  
Gregory Ahl, Treasurer

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

Date/Time: June 9, 2015, 7:00 p.m.

Called to Order: 7:08 p.m.

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

Quorum: No (attendance sheets attached)

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**New SLA On Premises Application for Chill Corp. d/b/a Chill Bar & Hookah Lounge**

**Premises: 7810 5th Avenue**

**200 Foot/500 Foot Hearing: No**

This applicant is currently operating at the premises with a tavern beer and wine license, issued 8/28/14 and due to expire on 7/31/16. The applicant is now seeking to obtain an on premises liquor license. (The applicant's notice to CB10 had also stated that it included a karaoke component, but this component has been withdrawn from the application.) The applicant appeared by its owner, Mr. Joe Sakali, and its manager, Mr. Eli Eid. The premises is currently operating and will continue to operate as a bar and hookah lounge with a limited bar menu, with 15 tables and 55 seats. There is no outdoor use. The proposed hours of operation are: 4pm to 2:30 am, Sunday – Thursday; and 4pm – 4am, Friday and Saturday, with prerecorded background music. These hours are the same as the previous hours of operation, except the premises will open one hour earlier.

Background

The premises have no SLA disciplinary history. Throughout the applicant's operation of the premises there have been various complaints filed through the District Office, 311, the DOB, and at Committee meetings, from both commercial and residential neighbors, and via submission of a petition. The complaints include: loud music and strong vibrations emanating from the rear of the premises (in violation of stipulation for background music) until 3am, a loud surge of noise during a belly dancer's performance on Friday and Saturday nights from 11-11:30pm; hookah smoke emanating from the rear and front of the premises into the street and surrounding residential and business premises; failure to sweep cigarette butts and litter from the sidewalk; providing hookah to underage customers; patrons congregating in front of the premises; and use of the rear yard contrary to stipulations (smoking in rear yard). The premises were issued a DOB violation in September 2014, for use of the rear yard contrary to zoning (there is no C/O for the premises and no letter of no objection), and the applicant remedied the violation by ceasing use of the rear yard. This has served to eliminate the complaints stemming from use of the rear yard.

Since the applicant began operation of the premises in 2014, the District Office and the 68 Precinct Community Affairs Department have reached out to the applicant to make attempts to remedy the issues, and the applicant has been receptive, and twice appeared for Committee reviews (see prior Committee reports), and the applicant has been in contact with neighbors, and has provided its contact telephone numbers to them. Notwithstanding, over the course of the applicant's operation at the premises, in some instances the issues were abated and then returned.

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

Current Application

The applicant gave notice on April 6, 2015 of its intent to file the current application for an on premises liquor license, but did not appear for the April 14 Committee meeting, and on April 20, 2015, based upon the applicant's non-appearance and the history of complaints and violations, the Board voted to deny. Subsequently, the applicant advised the District Office that it did not appear because applicant's owner had gotten into a car accident.

At the June 9 Committee Meeting on the instant application approximately 9 neighbors appeared to voice their complaints against the premises. The applicant advised that it had undertaken remedial measures to abate the noise issues, consisting of removing a speaker from the rear interior of the premises, installing a double door at the rear of the premises, and monitoring the volume levels. In addition, the applicant offered to have the belly dancer one hour earlier on Friday and Saturday nights, from 10 – 10:30 pm. The neighbors acknowledged that over the past months the noise issue has indeed abated, but remained concerned about the potential for recurrence of noise issues with a full on premise license. The primary pending complaint from neighbors was the great deal of hookah smoke and shisha odor emanating from the premises. In addition, a DOB complaint was filed on May 2, 2015 complaining of odors from the hookah bar coming into apartments and alleged improper vent/exhaust, but no inspection or disposition has yet been reported. At the meeting the applicant agreed to keep all doors closed and to install smoke eaters in the premises to address the smoke and odor issues.

Based upon all of the foregoing, the Committee voted (without quorum), and subject to ascertaining the permitted use of the premises, to disapprove the application unless the following stipulations were agreed to and made part of the applicant's license:

1. A manager or owner will be on premises during hours of operation.
2. Smoke eaters will be provided and used at the premises during hours of operation. *- a dequate size/use.*
3. No rear yard use.
4. The hours of operation are: 4pm-2:30am, Sunday – Thursday; and 4pm-4am Friday and Saturday.
5. No live music.
6. No karaoke.
7. All doors shall remain shut (including front sidewalk trap door to basement).
8. No promoted events or use of promoters.
9. Applicant shall appear before the Community Board for 3 month review to address any new/renewed or recurring issues.

**New SLA Restaurant Wine and Beer application for Go One Sushi Inc.**

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

**200 Foot/500 Foot Hearing: n/a**

The premises have previously been operated under the name Crown KTV, and have a substantial adverse history, which includes revocation of the prior licensee's liquor license, as summarized in prior Committee reports, and is the subject of many resident complaints and strong opposition.

## POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

### History

The applicant filed an application for an *on premises* liquor license at the beginning of the year, and failed to provide any written submission or appear at the January 20 Committee meeting, and the Board voted to deny the application. The district office was then contacted on behalf of the applicant, and the matter was placed on the agenda for the February 18, 2015 Committee meeting, and the applicant's then attorney, Salvatore Scibetta, Esq., appeared but due to some apparent miscommunication between the attorney and his client, no presentation was made in support of the application to the Committee, and the application was disapproved. Then, on February 25, CB 10 then received a 30 day notification of the applicant's intent to seek an On Premises license, and the applicant appeared at the March 5 Committee Meeting via its owner, Mr. Gao, its representative, Sam Park of ABC Licensing, its manager Mr. Danny Boey, and a female worker, Sandy, in support of same. The applicant advised that it has previous experience running a sushi restaurant in Ohio, but none operating a club, bar or karaoke establishment. Due to the serious and lengthy adverse history of the premise (of which the applicant seemed unaware), the Committee requested a floor plan/schematic of the intended configuration of the premises (as it is now laid out in a configuration of many karaoke rooms, that is not conducive to a restaurant method of operation, and it was indicated by the applicant that some interior partition walls would be changed), a clear statement of the applicant's intended method of operation (as the applicant expressed that its plan was not yet solidified, stating that it would be a sushi restaurant without karaoke, and then stating that it would include karaoke, or a restaurant/karaoke establishment now, and then convert to just a restaurant later), and the applicant's security and staffing plans. The applicant adjourned the matter to the April meeting in order for the applicant to provide this additional information. However, CB10 was then contacted by the SLA and advised that the applicant was proceeding with its on premises application. In light of all of the foregoing, the Board voted on March 16 to deny same.

### The Current Application

Thereafter, on April 13, the applicant notified the Board of the current application for a *restaurant beer and wine* license, and appeared at the May 12 Committee meeting via its representative, ABC Licensing, and the female worker (the same woman who had appeared in favor of the full on premises application – possibly named Sandy or Cindy). The notice indicated that the application was for a restaurant with a full menu, with no music or karaoke. However, the applicant again expressed that its method of operation would likely involve a music/karaoke component. The applicant was still unable to state a firm method of operation, but rather, in essence, expressed that the applicant's preference is to have a sushi restaurant, but that due to financial concerns, it would operate in the manner that finances dictate. Again, the applicant was requested to include clarification of the applicant's intended use of the premises, its security plan, plans showing the intended layout of the premises, and its security, staffing, and supervision plans. The applicant's representative sought to adjourn to the June meeting to provide this information.

On May 27, the SLA notified CB10 that it was preparing to hear the applicant's application for an on premises liquor license before the full SLA Board. The applicant's representative, ABC Licensing, advised the SLA that the applicant was proceeding with the on premises application,

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

but due to the strong objection from the Community Board, it was also proceeding with a wine and beer application.

At the June 9 meeting the applicant's owner appeared with his nephew, Hong Jiang ("Jay"), without any written submissions, and did not provide any additional information, except to state (in Chinese as translated by Jay to English) that the applicant intended on proceeding with both the on premises and restaurant wine and beer applications. The applicant indicated that it was unaware of the items which the Board had previously requested, and asked that a list of those items be emailed to Jay so that the applicant could submit them prior to the full Board meeting. The Committee voted to deny this application, but was not in quorum.

Additional Submissions

On June 11, the applicant emailed the District Office the following, as (purported) additional support for its application: copy of identification for Mr. Dong Jiang and a Mr. Li Fu Chen (whose relationship to the premises is unknown); and a floor plan of the premises. The floor plan provided appears to be that of the old/existing layout, i.e., 14 existing individual karaoke rooms and bathrooms (together comprising about 75% of the premises), a small kitchen, and a main bar room (approx. 51' x 32'), containing 6 existing tables with banquette seating, two of which are enclosed by a railing (presumably what was the VIP area), and a large, round 15-seat bar in the center of the room. The only apparent change is a bar along the front wall of the main room will be used as a 5-seat sushi bar.

**New SLA Wine and Beer application for Campo Bello Restaurant 2 Corp.**

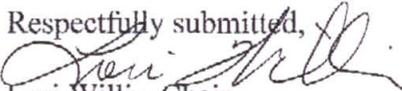
**Premises: 9128 5<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: n/a**

The applicant appeared by its manager, Marisol Paulino, whose husband, Cesar Paulino, is the owner. The premises is a restaurant serving Spanish food, and has been operating for approximately 9 months. The applicant owns a similar restaurant in Staten Island, where it has a full on premise liquor license with no adverse history. The restaurant has 4 tables with 16 seats. The premises was previously operated as a restaurant, and the applicant has filed for a letter of no objection. There is no adverse history at the premises. The intended hours of operation are: 10am to 9pm, Monday – Friday; and 11am – 9pm Saturday. There is no music at the premises. There is no outdoor space used attendant to the establishment. Two neighbors contacted the District Office to advise of their general objections to another liquor license issuing in the area, and a Board member who lives nearby and has frequented the restaurant spoke in favor of the application, stating that the premises are always quiet and orderly. The Committee voted to approve this application.

The Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

  
Lori Willis, Chair



## COMMUNITY BOARD TEN GUESTS

Date: June 9, 2015

Subject: Police and Public Safety Committee Meeting

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Contact Phone #(s)	E-Mail Address	Organization/Affiliation
Lebra Kruckow	718-745-3446		Kruckow's Shoes
JOANNE BERTHROME	718-748-2175		
Marisol Paulino <small>9128 5th Ave Brooklyn NY 11209</small>	718-680-7888	angiejeffnoe@aol.com	Campo Bello Restaurant 2
Gina Guang Gan	917 379 6312		Go one sushi inc
LIU XIN JU	917 935 9777		
Clemencia Saleeby	718-238-9699	clemiesaleeby@aol.com	None
Patricia Buttle	718-238-6126	patbuttle@aol.com	None
DOUG TRUAX / 478 78 <sup>th</sup> St	917 273-0866	doug.truax@gmail	
June Truax	347 585-6951	june.truax@gmail	
Joseph Sakuli.	347-556-6165.		
Jay Jiang 7465 celanog ave Elmhurst NY 11373	(917) 689-1262	JJIANG70@AOL.COM	Go one sushi

Dej

COMMUNITY BOARD TEN RECORD OF ROLL CALL VOTE

MEETING DATE 6/15/15

MOTION TOPIC Chill

MEMBER	FOR	AGAINST	ABSTAIN	RECUSE
Ahl, Greg		✓		
Amato, Liz	✓			
Bishara, Jumana	✓			
Bortnick, Allen	✓			
Capetanakis, Jaynemie	✓			
Cassone, Paul	✓			
<del>Carroll, Kevin Peter</del>				
<del>Chin, Shirley</del>				
Collins, Judith		✓		
Cruz, Doris		✓		
D'Amelio, Ida		✓		
<del>DePola, Donna Mae</del>				
El-Yateem, Khader	✓			
Falutico, Ann		✓		
Festa, Michael	✓			
Germack, Barbara	✓			
Grimaldi, Judith		✓		
Gross, Ronald	✓			
Harrison, Stephen	✓			
<del>Hervas-Castaneda, Victoria</del>				
Hudock, Robert	✓			
Johnson, June		✓		
Joudeh, Habib	✓			
Joudeh, Ramsay	✓			
Kaszuba, Brian	✓			
Khatari, Katherine				
Kieran, Brian	✓			
<del>Kokolis, Stella</del>				
Leonardos, Nikolaos	✓			
McCone, Rhea	✓			
Nikolopoulos, Nick	✓			
<del>Qualim, Adil</del>				
Pulaski, Susan	✓			
Quinones, Mary	✓			
Rasinya, Dean		✓		
Rimawi, Husam				
<del>Sabatini, Anthony</del>				
Sarji, Hani	✓			
<del>Sarsour, Linda</del>				
Schack, Dilia		✓		
<del>Schiano, Eleanor</del>				
Seminara, Joanne	✓			
Shaia, Joseph	✓			
Sokoloski, Joseph		✓		
Stelter, Lawrence	✓			
Vallas, Sandy	✓			
Walsh, Brian		✓		
Walsh, Mary Ann	✓			
Willis, Lori		✓		
<del>Yedin, Jonathan</del>				
<b>TOTALS</b>				

26 12

Committee Members:

- Elizabeth Amato (excused)
- Jumana Bishara
- Doris Cruz
- Judith Grimaldi (absent)
- Steve Harrison (excused)
- Victoria Hervas-Castaneda (excused)
- Brian Kaszuba
- Nick Nikolopoulos
- Dean Rasinya
- Joseph Sokoloski
- Larry Stelter(excused)

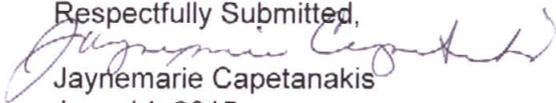
The membership of the Traffic and Transportation Committee met on Monday, June 8, 2015 at 7:00 pm to review the following:

1. The first item on our agenda was an update from State DOT representatives on the status of BQE construction work. They are still repairing the BQE. But, the good news is that they project completion of the three main projects covered in this plan by December 2015. Originally, this group came to our board about a year and a half ago; at that time, they had given a projected completion of August 2015, however, due to the award being given 90 days later than anticipated, this tacked on to the timeline for project completion.
  - Working to repair the concrete and steel was a main part of this project. There really has been a lot of work to be done—there was evidence of deteriorated concrete, deteriorated main steel repairs and deck joints. The photos of the condition of the roadway were horrendous and this has been about finished.
  - The Shore Parkway Interchange, they anticipate the completion to be ahead of the May 2016 projection and only involve outdoor project work until December 2015. This portion of the project involved the deck replacement between the Shore Parkway interchange and 6<sup>th</sup> Avenue. It created the “Fly Over” HOV lane (by the Bay Ridge Towers), new steel installation, new concrete columns constructed for the “fly over” ramp, and repair of deteriorated steel; the outbound 6<sup>th</sup> Avenue exit ramp was widened to two lanes. This particular exit often had vehicular backups and by widening the ramp there it should lower the accident rate. To complete this part of the project involved over 31,500 trucks of concrete. This HOV flyover will meet with the Verrazano HOV lane to ease traffic conditions. When asked, they did acknowledge there had been some challenges with signage for the Belt Parkway, however, it is a temporary sign as there are still some sections they are working on and signs will be replaced by December. With this, there has also been Median Replacement and Median Transition Structures. The Median replacement on 3<sup>rd</sup> Avenue between 54<sup>th</sup> and 60<sup>th</sup> Streets is completed; additionally, there will be landscaping done by 64<sup>th</sup> Street and 3<sup>rd</sup> Avenue (behind the Precinct) to beautify the part of the neighborhood that has been impacted the most by the burden of this construction.
  - Another active project involves the 39<sup>th</sup> Street ramp by Costco where there is still work to be done.
  - The ramp work on 6<sup>th</sup> Avenue will be done over three weekends; for their purposes, this would be from Friday evening to Monday morning. They will notify Josephine Beckmann to share exact dates with the community board.

- When asked, they added that the roadway by 65<sup>th</sup> Street and 4<sup>th</sup> Avenue will be milled and new asphalt put down once the upper roadway work is completed. They hope to get that done as early as November. They also acknowledged that 92<sup>nd</sup> Street is also a priority area for milling and paving.
  - While this project is coming to completion—there is always more work to be done on the BQE. Coming up next year, they anticipate steel repair. However, we are in agreement that any roadway used as much as this is and as vital to our city will require ongoing maintenance and repair to keep everyone safe.
2. Updates from Josephine Beckmann:
- N-Train contracts are set to be let and the MTA will most likely present us with an update by our October meeting. This will bring a handicap accessible station to our area and make much needed improvements as part of the Sea Beach Station Renewal Project, which is anticipated to take 14 months. This project was originally presented to the board in October 2014.
  - MTA will be monitoring train vibrations. We are getting complaints from Ovington Avenue to 72<sup>nd</sup> Street.
  - Regarding streets that have had recurring depressions or cave-ins, the city agencies will be meeting to discuss who gets to be responsible for this work. There are several locations, including 9<sup>th</sup> Avenue at 63<sup>rd</sup> Street in front of PS 69; 75<sup>th</sup> Street and 13<sup>th</sup> Avenue; and 12<sup>th</sup> Avenue from 69<sup>th</sup> to 73<sup>rd</sup> Streets. These areas require trench restoration and DEP no longer funds trench restoration. A trench restoration usually involves a depressed sewer trench and they will have to repair or reconstruct and this is a very costly project.
  - Josephine is also compiling a “paving wish list” based on 311 complaint data to prioritize the repair work in Community Board 10.
  - Bike lanes have already been painted in our community as we recently announced. We hope this creates a safe path for cyclists going from Dyker into Sunset Park as there was no previously designated route.
3. New business:
- We discussed sending a letter to DOT to look into the back up on the Belt Parkway Exit 2 onto 4<sup>th</sup> Avenue. There is concern that this is creating a stalled line of cars into a moving lane and that perhaps the sequence of the lights could be a solution to this problem. It is also recommended that DOT specifically do a site visit at rush hour.
  - Also, for DOT to do a feasibility study to observe the need for a left-turn light on 75<sup>th</sup> Street onto 7<sup>th</sup> Avenue. Due to rush hour volume of traffic, the volume of pedestrians due to the proximity to schools, a church and a park and the fact that there was a fatality at that location several years ago, we request that this be looked at again. Drivers cannot turn left creating a situation where many “jump” the changing light. Once again, this should be observed during rush hour.

The meeting was adjourned at 8:05 pm. I would like to take a moment to thank all the members of the Traffic and Transportation Committee for their service this year and special thanks to Josephine and Brian for their input and perspective on these issues. Our meetings are sometimes long with many agenda items, but the commitment and dedication each of you have shown to ensure the safety of others make a valuable contribution to our community and I am deeply grateful.

Respectfully Submitted,

  
 Jaynemie Capetanakis  
 June 14, 2015

Community Board Ten Environmental Committee  
8119 Fifth Avenue  
Brooklyn, NY 11209  
May 20, 2015

The committee met on May 20 at 7:00 PM at the Community Board office. A quorum was not met and attendance is on file in the community board office.

The Siphon Project;

This project will connect the city water supply to Staten Island. It is a backup to the main water supply pipe. The city requires at least 2 water mains to the island. The present pipe is too shallow for the dredging that is taking place in the narrows to allow bigger ships to enter and unload in our ports.

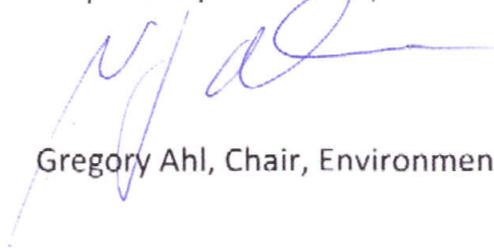
The project suffered a serious 2 year setback with the flooding from Super Storm Sandy. The Staten Island trench near the shore was built 36 inches above the FEMA flood height requirement established by the federal government. The storm crested this by just 3 inches. The tunnel boring machine was half way to Brooklyn when the tunnel flooded. Caterpillar, the manufacturer was no longer in the tunnel boring machine business. Robbins Group was chosen to rebuild the machine. That has been completed and the tunnel boring is now done. Next is the cleaning of the tunnel and installation of the pipe. Work along Shore Road is 90% complete. The project is due to be complete by next summer.

The Bay Ridge Avenue Clean Up Project;

Tracy Jindyeh a resident and former business owner appeared before the committee to discuss plans to do major cleanup and beautification project on 69 Street from Shore Road to 7th Avenue. September 26th is the current target date for the project. Conditions on 69 Street have been a problem for a long time and the Board office gets complaints on a regular basis. There are several issues that need to be addressed concerning 69 Street including small, multifamily homes with no building owners or superintendents living there and the abuse of trash cans on the corners. Litter and graffiti are also a big problem.

Community Board Ten supports all cleanup programs. The Department Of Sanitation will provide the tools needed as well as outreach and education in proper methods of garbage disposal. The Graffiti Truck can also be scheduled for the big event. The High School of Telecommunications and the local scout troops are well known for participating in cleanup programs. A meeting site has been arranged at Gateway City Academy's auditorium located at 269 69th street. As soon as a meeting date is set, flyers and notices will be sent out. Anyone wishing to participate should contact the board office or check our website: [www.bkcb10.org](http://www.bkcb10.org).

Respectfully Submitted,



Gregory Ahl, Chair, Environmental Committee



Dean Rasinya <deanrasinya@gmail.com>

(no subject)

1 message

Dean Rasinya <deanrasinya@gmail.com>  
To: Dean Rasinya <deanrasinya@gmail.com>

Fri, Jun 12, 2015 at 6:46 PM

COMMUNITY BOARD TEN  
BUDGET AND PERSONNEL COMMITTEE

A meeting of the Budget and Personnel Committee was held on Monday, June 8, 2015 at 6:15 pm at the District Office. The following committee members were present:

Committee Chair Dean Rasinya, committee members Sandy Vallas and Barbara Germack and District Manager Josephine Beckman.

Community Board budgets are comprised of two major categories. Personal Services which includes salaries for full time staff and hourly employees and other than personal

services which includes all expenditures associated with maintaining and operating the District Office. Rent and utilities are paid from a separate budget which is administered

by The Office of Management and Budget.

On February 2, 2015 the Mayors' Personnel Order Nos. 2015/1 and 2015/2 were published authorizing wage increases for NYC employees including Community Board

staff and hourly employees. A total wage increase of 10.47% was granted and authorized as follows:

A 1% increase per year for 3 years effective Sept. 1, 2011, Sept. 1, 2012 and Sept. 1, 2013

A 1.5% increase effective Sept. 1, 2014

A 2.5% increase effective Sept. 1, 2015

A 3.0% increase effective Sept. 1, 2016 and

A 0.47% increase effective Sepy. 1, 2017

On Feb. 9, 2015 the Mayors' Preliminary Budget was released which increased the budgets of Community Boards in the following manner.

For F/Y 2015 the budget was increased to \$214,895.00 which includes \$195,275.00 for PS and \$19,620.00 for OTPS.

For F/Y 2016 and outyears the budget was increase to \$229,895.00 which includes \$202,960.00 for PS and \$26,935 for OTPS.

For FY 2015 which ends June 30th 2015 there were unallocated funds of \$5,642.00 in the budget and \$3,500.00 from the grant by Council Member Gentile. These funds

have been allocated in the following manner:

\$4240.00 to upgrade the security system

\$905.00 for a printer and scanner

\$150.00 for new City Planning books

\$992.00 to print an updated version of CB 10's Resource Guide for Military Families of Fort Hamilton Garrison

\$800.00 to print a CB 10 brochure and

\$2055.00 for a temporary worker

In order to deal with the increased demands on the office staff the following two recommendations are made:

1. The work hours for Community Assistant JoAnn DelPin be increased from the current 20 hours per week to 24 hours per week.
2. A temporary worker be hired one day per week to assist with clerical duties and long term projects.

The money for this increase in hours will come from the increased funding in the FY 2016 budget.

Respectfully submitted,



Joan Rabinov  
Committee Chair

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Kings Lounge BK Inc., d/b/a King Falafel, 7406 7408 3 <sup>rd</sup> Avenue	5/21/15	Renewal Liquor, Wine & Beer
Campo Bello Restaurant 2 Corp., 9128 5 <sup>th</sup> Avenue	6/4/15	*New Application Wine & Beer
Petasos Restaurant Corp., Emphasis Restaurant Café, 6820 6822 4 <sup>th</sup> Avenue	6/8/15	Renewal Wine & Beer
Campania Coal Fired Pizza, 9824 4 <sup>th</sup> Ave.	6/11/15	Renewal Liquor, Wine & Beer
6510 Food Corp., d/b/a La Sorrentina Pizzeria & Restaurant, 6506 6510 11 <sup>th</sup> Avenue	6/16/15	New Application Change of Class from OP To Wine/Beer
Pizza Reale, 6716 6718 Fort Hamilton Parkway	6/17/15	Renewal Liquor, Wine & Beer
Marni Enterprises Inc., d/b/a Tuscany Grill, Tuscany Grill, 8620 3 <sup>rd</sup> Avenue	6/18/15	Renewal Liquor, Wine & Beer
Donganite Corp., Knights of Columbus Council 1251, 8122 5 <sup>th</sup> Avenue	6/22/15	Renewal Liquor, Wine & Beer
Steger Restaurant Inc., d/b/a Chadwick's Restaurant, 8822 8824 3 <sup>rd</sup> Avenue	6/23/15	Renewal Liquor, Wine & Beer
Giacomos Wood Fired Pizza Bay Ridge Inc., 7902 3 <sup>rd</sup> Avenue	6/26/15	Renewal Liquor, Wine & Beer
For the Love of Art, d/b/a Pino's Palette, 7518 13 <sup>th</sup> Avenue	6/29/15	**New Application Wine & Beer Only
Bay Sushi New York, Inc., 29 Bay Ridge Avenue	6/30/15	Renewal Restaurant Wine
Hom Imports Corp., 8810 3 <sup>rd</sup> Avenue	7/2/15	Alteration Wine & Beer Only
9023 3 <sup>rd</sup> Avenue Corp., 9023 3 <sup>rd</sup> Avenue	7/6/15	Renewal Liquor, Wine & Beer
Laconian Enterprises Ltd., d/b/a Elia 8611 3 <sup>rd</sup> Avenue	7/13/15	Renewal Liquor, Wine & Beer

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Fred & Amber's Schnitzel Haus Corp. 7319 5 <sup>th</sup> Avenue	7/20/15	Renewal Liquor, Wine & Beer
7221 Some Place Else Ltd., 7221 3 <sup>rd</sup> Avenue	7/21/15	**Renewal Liquor, Wine & Beer
Sally's Place Inc., 7809 3 <sup>rd</sup> Avenue	7/22/15	Renewal Liquor, Wine & Beer
Ocean XI Lounge Karaoke Inc., 6403 11 <sup>th</sup> Avenue	7/27/15	**Corporate Change Liquor, Wine & Beer
Embers Steakhouse, 9517 9519 3 <sup>rd</sup> Avenue	7/27/15	500' Hearing
Mo & Yeo Corp., Kimchee Korean Cuisine, 9324 3 <sup>rd</sup> Avenue	7/27/15	Renewal Wine & Beer Only
Petit Oven LLC, 276 Bay Ridge Avenue	7/27/15	Renewal Wine & Beer Only
Delia's Lounge, 9224 3 <sup>rd</sup> Avenue	7/27/15	Renewal Liquor, Wine & Beer
Bayridge Japanese Cuisine Inc., 6914 3 <sup>rd</sup> Avenue	7/29/15	**Renewal Wine & Beer Only
Phoenix 8201 Inc., d/b/a The Pearl Room, 8518 3 <sup>rd</sup> Avenue	8/3/15	**New Application Liquor, Wine & Beer
The 8801 Corp., d/b/a Cebu, 8801 3 <sup>rd</sup> Avenue	8/12/15	Renewal Liquor, Wine & Beer
Chickies Billiard Corp., d/b/a Status Q, 8218 8220 3 <sup>rd</sup> Avenue	8/14/15	Alteration Liquor, Wine & Beer
Lounge 581 Inc., 8121 5 <sup>th</sup> Avenue	8/14/15	**New Application Liquor, Wine & Beer
Bay Ridge Manor, 476 76 <sup>th</sup> Street	8/17/15	Renewal Liquor, Wine & Beer
Car & Hug, Inc., d/b/a Casa Pepe, 112 – 116 Bay Ridge Avenue	8/17/15	**New Application Liquor, Wine & Beer
7110 Partners LLC, 7110 - 7112 3 <sup>rd</sup> Avenue	8/17/15	**New Application Liquor, Wine & Beer

\*Has been invited to present application at Police & Public Safety Committee Meeting in June 2015.

\*\*Will be invited to present application at Police & Public Safety Committee Meeting in September 2015.