

**Community Board Ten Board Meeting Attendance**  
**Norwegian Christian Home**  
**Monday, November 16, 2015 – 7:15 pm**

Board Members Present: 38

Greg Ahl  
Elizabeth Amato  
Allen Bortnick  
Jaynemarie 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  
Victoria Hervas-Castaneda  
Bob Hudock  
June Johnson  
Habib Joudeh  
Ramsey Joudeh  
Brian Kaszuba  
Katherine Khatari  
Brian Kieran  
Stella Kokolis  
Rhea McCone  
Nick Nikolopoulos  
Susan Pulaski  
Mary Quinones  
Dean Rasinya  
Hani Sarji  
Eleanor Schiano  
Joseph Sokoloski  
Lawrence Stelter  
Brian Walsh  
Mary Ann Walsh  
Lori Willis  
Jonathan Yedin

Board Members Excused: 7

Jumana Bishara  
Ronald Gross  
Nikolaos Leonardos  
Linda Sarsour  
Dilia Schack  
Joanne Seminara  
Sandy Vallas

Board Members Absent: 4

Donna Mae DePola  
Adil Oualim  
Husam Rimawi  
Joseph Shaia

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: November 16, 2015 - 7:15 PM

Subject: CB10 Board Meeting - Norwegian Christian Home

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
BOB CASSARA	917-882-893		bobcassara @ VERIZON.NET	BROOKLYN HOUSING PRESERVATION ALLIANCE
Gary Perry	904 607-0097		gary@perryadvisors.com	Public Advocates Office
Gary Du	913-267-2898		gary.du@epochtimes.com	The Epoch Times
Kevin Alexander	718-802-3762		Kevin.Alexander@brooklynpcny.com	Brooklyn Borough President Kevin Adams
Vicki Holt	718 748 5915		vicki.holt@al.com	
Nicholas Chambers	718 977 0292			6 FORT ALL Assemblymember Nicole Mallonee
Carol Piche	718 239 2284			Resident
Nelly Sierstall	202 490 7425			Resident
Imani Brown	212 822 9567			CITIZENS COMMITTEE FOR NEW YORK CITY

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
RAQUEL VASSEMANN 1210 Kings Hwy 2 <sup>nd</sup> Flr Bklyn NY 11216	718-336-3390	347-402-1144	Info@kivalaw.com	Karen Blit Vasermann PLLC
E. Muller	917-868-8705	718-336-1801	roz.muller@junod.com	owner 8718 3 Ave.
Carl Anderson 1274 Bedford Ave BKlyn 11216	718-623-4854		carl.anderson@acs.nyc.gov	ACS
Hugh Gallagher			HGBROS@aol.com	Homeowner
meaghan megoldrich			Honey Reporter →	
Coco Lunta				
Kate Cucco			kate.cucco@gmail.com	
FRANK MARRONE				Cong. Don Allen
ROSA CASELLA				N/A

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
LINDA ORLANDO 260 65 <sup>th</sup> 23L 11220	347 385 3010	718 238 9135	LINDORLANDO@aol.com	
John Quaeffine	718 238- 6044		johnquaeffine@gmail.com	Sen. Golden
Nicholas L. Massab	718-5836- 0527		nlmassab@gmail.com	98 <sup>th</sup> St. Church
Daniel Abrahamson	<del>718-748-5200</del>			Meyson's (All)
Matthew Kazlowski	718-748-5200		MKazlowski@comcast.net	CM Gante

**COMMUNITY BOARD TEN BOARD MEETING  
NOVEMBER 16, 2015 – NORWEGIAN CHRISTIAN HOME  
MINUTES**

Chair Kieran called the meeting to order at 7:15 PM and invited Assistant Chief Steven M. Powers, NYPD Patrol Borough Brooklyn South, to lead the Honor of the Pledge. Chief Powers announced the recent promotions of Detective Harry Kirschner of the 68<sup>th</sup> Precinct and Lieutenant Ira Jablonsky of NYPD Patrol Borough Brooklyn South. He noted that in light of the recent tragedy in Paris, the Pledge of Allegiance tonight will be a little more emotional. Chief Powers said he was happy to be here and thanked Chair Kieran and DM Beckmann. Allegiance is defined in the dictionary as “the loyalty of a citizen to his or her government, or a subject to his or her sovereign.” But the Pledge of Allegiance is more than just the words we speak. Sometimes there are actions involved because we all know that freedom really is not free. We stand here today because of what our forefathers did before us. Our veterans and law enforcement officers around the country continue to turn those words into action. Some have made the ultimate sacrifice. As we have honored the veterans of this great nation this week on Veterans Day, let us continue to honor their sacrifice and the sacrifice of our own police officers. Over the past 11 months we have lost some of New York’s finest: Detective First Grade Wenjian Liu, Detective First Grade Rafael Ramos, Detective First Grade Raymond Moore, and Detective First Grade Randolph Holder. He thanked the members of Community Board Ten for the honor and wished everyone a great holiday season and a happy, health New Year.

Chief Powers noted that one of the items on the agenda tonight has to do with school crossing guards. Last week he was in the Chief of Patrol’s office and evidently some money came across in the budget. Now they are telling him to go out and recruit school crossing guards. Hopefully every school in Community Board Ten will have a school crossing guard very soon as long as they can fill the position with the right person. There are nice benefits with that job, and it is a good job for a stay-at-home mom or stay-at-home dad especially if you have kids in that school. He is giving Captain Festino the OK to get out there and do some recruitment. He thinks Community Board Ten is short about 10 crossing guards. Please spread the word.

Chair Kieran asked for a motion from the floor to adopt the Agenda. Motion by BM D’Amelio, seconded by BM Rasinya.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the October 19, 2015 Board Meeting. Motion by BM D’Amelio, seconded by BM Sokoloski.

**PUBLIC SESSION**

Assembly Member Peter Abbate thanked DM Beckman, Bob Cassara, and Councilman Gentile for all the work that has been done on illegal conversions. We are really starting to make some progress. We had the press conference to really keep the Buildings Department on its toes. The Assemblyman announced that they closed the sweat shop on 11<sup>th</sup> Avenue and 66<sup>th</sup> Street. He is heading back up to Albany in a month, but his offices are open if anyone has questions. They will be starting to do the budget for 2016 and 2017. His goal is always to make sure our community gets its fair share of services. He thanked the Board and wished everyone a great Thanksgiving.

Chair Kieran invited Captain Raymond Festino, 68<sup>th</sup> Precinct Commanding Officer, to speak on the issue of crime and safety. Captain Festino addressed the two recent robberies near Flagg Court on Halloween, stating that they had nothing to do with anything other than that night, and believe they came from a bar up the block. The two robberies took place between 2:00 AM and 3:00 AM, one at gun point and one was strong arm. They have some leads but nothing really positive, and he noted it is not a guy that is running around the neighborhood with a gun. They have stepped up patrol in that area with plain clothes people.

Captain Festino noted that they had a big issue within the last two months with burglaries, which are probably the toughest crime to fight. You do not know when it happens because everyone is at work and it is tough getting witnesses and forensic evidence. They were able to make arrests on three different burglary rings within the Precinct. What he means by “ring” is more than one person and for the most part they are people who use drugs and need their fixes. They kick in doors and look for money or electronics, and have their own way to pawn it. They were able to identify three different crews that were hitting the Bay Ridge/Dyker Heights area and were responsible for about 30-40 burglaries from July to September. They had a stepped-up patrol, good evidence and really good video, even some ties to organized crime. But there is still the issue of burglaries. His cops are still out there going to all the pawn shops, and plain clothes officers are doing patrols days and nights looking for specific people who do these crimes. The one thing he wants to get out is that we live in one of the safest communities in the City, but asked all not to take that for granted. He warned all to lock their car doors and home doors, and lock their windows. He also noted that cameras are a great tool for the 68<sup>th</sup> Precinct. That is what helped them with the burglary rings; they were able to get a lot of video which they put through a facial recognition program. Even with all that, we are still down in crime. In the last two years since he has been here, there has been one homicide which was domestic violence, and no shootings.

Chair Kieran asked if gun violence is especially addressed. Captain Festino responded that from NYPD standpoint, whenever they are going after anyone they assume there is a gun involved, especially robberies and burglaries. They made an arrest on Saturday at the Prince Hotel where there was a guy with two guns. There are guns out there and they are actively hunting them. But in two years we thankfully have not had a shooting.

Fran Vella-Marrone, representing Congressman Dan Donovan, announced that last month the Congressman’s Securing the Cities Act of 2015 was passed. This bill would make permanent a program to provide training and nuclear radiological detection equipment to the NYPD, which is an important issue. They are hoping that the Senate will pass this bill as well. In light of everything that is going on, she thinks any benefit they can give to the local NYPD is really greatly appreciated, and she knows we are all supportive of that.

She also spoke about the Zadroga Act, which is another issue affecting the NYPD, Fire Department and all first responders of 9/11. As you know this act has expired and the Congressman is working very hard to extend it and make it permanent. They are hoping to come up with a bill that will be the best bill out there for those people who ran into that building and are suffering from illnesses relating to 9/11.

Fran then spoke about the proposed text amendment that will be discussed tonight. She commended Community Board Ten who spent countless hours on this issue. The community is really going to benefit from the work that was done. As President of the Dyker Heights Civic Association, she said that they are very concerned about this text amendment. We know that the City has been making presentations on this and they have focused on certain aspects and have taken up some of the recommendations that Community Board 10 has made that will affect this community. However, there are larger aspects of this zoning text amendment that will affect the entire City. Everything that affects everyone else is going to affect us. She knows there are items within that text amendment that are going to be dangerous. She asked that tonight you take the Zoning Committee’s report very seriously and vote no.

Nicholas Chamberas from Assembly Member Nicole Malliotakis’ office asked that we keep the victims and families of the terrorist attacks in Paris and Beirut in our thoughts and prayers. He thanked the 68<sup>th</sup> Precinct for coming out tonight and talking about crime. Any crime is a serious issue and it should be noted that we have the hardest working precinct in the City. He goes to the meetings and tries to be as involved as possible, and he and the Assemblywoman are impressed at their diligence. He then announced that the Assemblywoman is organizing her annual toy drive. They will be collecting toys at the Salam Arabic Lutheran Church at 414 80<sup>th</sup> Street, Holy Cross Church, 8401 Ridge Boulevard, and DGK Parochial School at 8502 Ridge Boulevard. He wished everyone a happy Thanksgiving.

Larry Morrish said that Assembly Member Felix Ortiz is continuing to work on the grants. He is getting a \$50,000 grant for the Bay Ridge Center and is working diligently on the van for the drug center recognizing how serious the drug epidemic is. The van will help those who need assistance. On behalf of the Assemblyman, he wished everyone a happy Thanksgiving. On a personal note, he congratulated Harry Kirschner on his promotion.

John Quaglione from Senator Golden's office announced two Christmas tree lightings, one with the Conservancy at the gazebo on Shore Road and 90<sup>th</sup> Street, and one with Dyker Civic on December 3<sup>rd</sup> at 6:30 PM at McKinley Park. They also have free mammography screenings coming up outside their office. They are again collecting for Toys for Tots and Turning Point, which is a homeless outreach shelter program in Sunset Park. They are collecting new socks, new toothbrushes, and new clothing. Turning Point has a shower at this facility so the homeless can go there, take a shower, and get new clothes, which gives them a little respect and dignity in their life. Donations can be dropped off at their office. They had a kickoff for the Anti-Litter Essay Contest "Don't Drop It" campaign for 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> graders. They have received 500-1,000 essays and DM Beckmann and the BK10 Sanitation Supervisor will be reading through them. He wished everyone a happy Thanksgiving. BM Johnson asked for the Turning Point location, and John replied that he will find out and pass the information on to DM Beckmann.

Chair Kieran called Molly Shortall and Tracie Pitcher, 72<sup>nd</sup> Street residents, up to speak since they were both speaking on the crime issue in the neighborhood. Molly said they have concerns about the recent crimes that have occurred on their street, particularly what Captain Festino addressed regarding the two gun robberies. She thinks it is fantastic that there are plain clothes officers out there, but as a resident on that street, she does not see cops there or in the neighborhood. In addition to plain clothes officers, she asked if there could be some visual officers so the residents can know that they are there. They are so thankful for everything the 68<sup>th</sup> Precinct does for them. Also she would like to have a forum where they can speak with the police and ask questions in an area that is more accessible. Tracie Pitcher appreciates what the Captain said and it makes her feel better to know they are patrolling the area. She is a single mother of a 5 year old child. It is good to know that the 68<sup>th</sup> Precinct is addressing these incidents. Molly said that she forgot to mention the robbery at TB Bank this week as well. Chair Kieran said that they could also come to our Police and Public Safety Committee meetings which are open to the public and a good place to raise issues and get on the agenda. All these things are on the radar and the District Office has been dealing with the 68<sup>th</sup> Precinct and keeping on top of it. Eileen Sacco noted that they are also welcome to attend the 68<sup>th</sup> Precinct Community Council meetings.

Bob Cassara stated that we are here tonight because our zoning may change and not in a positive way, and he spoke in opposition of the text amendment. Approximately 10 years ago Community Board 10 fought to have a majority of our community down zoned because developers were coming in and "as of right" would tear down a building and put up another building that was much larger and greater in density, right in the middle of a block, which would be out of character to what existed there for many years. The City's Zoning for Quality and Affordability would undo a lot of what this board fought for, and it affects not only our community but communities around the City. City Planning has stated that these zoning changes will have minimal effect on us, but when you change one thing, you change everything. Streets become more clogged with pedestrians, cars, bikes, and parking will be at a premium. Moreover, part of the plan allows senior housing facilities to eliminate parking requirements. City Planning states that seniors do not drive and accordingly do not require parking. In effect, this "one-size-fits-all" approach would change the rules governing the allowable scale of development in neighborhoods with no particular consideration given to specific context of any neighborhood or area or the impact the proposed changes would have. More than 50 neighborhood organizations have come out against this plan. Please vote no for these proposals and let Councilman Gentile know that this plan must be voted down. What we need is for this City's administration to get the Department of Buildings to enforce the existing zoning.

Victoria Hofmo encouraged everyone to look at the zoning holistically and not to think about CB10 alone but our entire City and how we impact and affect each other. The Mayor's rezoning proposal includes preserving

existing affordable housing, but she sees no evidence of this. In fact, she sees a fatal flaw as it has been focusing solely on newly constructed units rather than a focus on preserving existing affordable communities. We need to identify what is truly driving up the housing prices with no oversight. The premise of the proposed zoning change is to create affordable senior housing. Yet CB10 is a model community for how to create senior housing and we probably have more senior housing complexes than any other community which the City should be looking at. Without enforcement the zoning we have or what will be proposed means absolutely nothing. We have worked for over 10 years to change our zoning. City Planning persuaded us to change over to contextual zoning and eliminate our Special District and we were told this would ensure better oversight from the Department of Buildings. The opposite has occurred. Oversight is non-existent, curb cuts have proliferated and as a result our quality affordable housing stock is being decimated. If the City is incapable of enforcing our existing zoning laws through the DOB, how will they be able to enforce an agreement made with real estate developers from the private sector, whose tax breaks will span five mayoral terms?

Kelvin Alexander from the Borough President's Office announced that they will have free one-on-one help for parents of young people with disabilities. In addition, they are having free flu shots at Borough Hall every day. The Borough President is also having a Thanksgiving Dinner for seniors in the District. Any senior who wants to come on Thanksgiving is invited for a home cooked meal. Lastly, on December 7<sup>th</sup> they are having their Pearl Harbor Memorial Day at Borough Hall. All are invited to honor our veterans because they are the ones who keep us safe and keep our quality of life the way it is.

Jim Lamond from St. Vincent dePaul's food pantry at St. Patrick's thanked the Sokoloskis who have supported them and brought their organization to the Board's attention, which has certainly helped them. They service St. Patrick's parish and everyone in that parish. They are open every Tuesday from 2:00-3:00 PM and will have over 3,000 clients visit this year. They get over 60 people a week, and everyone in the area is eligible to receive aid from them. They currently have every ethnic group in the area represented. For Thanksgiving they will have 20-30 Halal baskets that will be included in the 118-120 baskets that will be given out. He is always shocked that they have people from the Fort Hamilton Army Base come to them for help with Thanksgiving dinners. It is sad to think that the men and women who are serving and protecting us have to come to them for help. He thinks this is something we should all think about. In conclusion, he thanked everyone for their help and hopes to see us again next year.

Matthew Kazlowski from Council Member Gentile's office noted that they had an illegal conversion press conference which was held in front of a stop work order site in Dyker Heights to heighten awareness of illegal conversions. He emphasized the need to report anything you think would be an illegal conversion to the Department of Buildings. Council passed a bill last week establishing the brand new Department of Veterans Affairs, which is going to expand what we currently have. The Councilman co-sponsored legislation to alleviate the responsibility of elderly and disabled persons to clear their sidewalks of snow and ice. Nonprofits and other companies will be sought to do the work for these individuals. Councilman Gentile became an early co-sponsor of legislation to require monitoring and public reporting of the air quality surrounding waste transfer stations. He wished everyone a great Thanksgiving.

Imani Brown from Citizens Committee for New York City said that this organization supports grassroots groups across the City in helping them carry out projects that they see as being important in their neighborhood. That ranges from after school programs, arts and culture workshops, anything you would want to work on, but it has to be a volunteer group. The deadline to apply for these grants is January 25<sup>th</sup>. The application is on their website, which is [www.citizensnyc.org](http://www.citizensnyc.org). She provided flyers with information and invited anyone interested to email her at [ibrown@citizensnyc.org](mailto:ibrown@citizensnyc.org).

Allen Bortnick stated that the VA Hospital handles about 1,500 people a day and many of the veterans are seniors who have trouble getting around. The veterans themselves provide a free van service but there are several drivers retiring. Unfortunately, they do not pay drivers, but they are looking for people to replace the

drivers. You would be given a free medical and would probably get a flu shot at the same time. They are asking for people who can drive vans to help. There are also two golf carts within the facility to take patients from the door back to their car. Anyone interested could reach him at 800-Alacarte, 24/7.

## **PUBLIC HEARING**

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

Committee Chair Falutico noted that the motion was made at the Committee meeting by BM Harrison, seconded by BM Schiano, to disapprove the Zoning for Quality and Affordability text amendment, and the vote was all in favor. BM Harrison made a motion to accept the Committee's report and vote to disapprove the Zoning for Quality and Affordability text amendment, seconded by BM Bortnick.

**Motion: CB 10 to disapprove the Zoning for Quality and Affordability Text Amendment currently proposed by the City Planning Commission for all the reasons included in the Committee report. 35 in favor. 2 opposed – BM Yedin, BM Hudock. 1 recusal – BM Stelter. Motion carried.**

BM Grimaldi said that this is the best report she has ever heard. Committee Chair Falutico said it was a joint effort for sure.

Committee Chair Falutico noted that the motion was made at the committee meeting by BM Kaszuba, seconded by BM Pulaski, to disapprove the Mandatory Inclusionary Zoning text amendment. BM Harrison made a motion to accept the Committee's report and vote to disapprove the Mandatory Inclusionary Zoning text amendment, seconded by BM Bortnick. BM Harrison noted that when you accept the report that would mean that it would be amended to take "ZALUC" out and put "Community Board Ten" in.

**Motion: CB 10 to disapprove the Mandatory Inclusionary Zoning Text Amendment proposed by the City Planning Commission for all the reasons included in the Committee report. 36 in favor. 1 opposed – BM Yedin. 1 recusal – BM Stelter. Motion carried.**

BM Bortnick said that he strongly suggests that you call 311 and let the Mayor know how much you disapprove of these two proposals. The more calls they get, the better off we will be.

BM Cruz wanted to commend the Committee. She attended several meetings and two Borough Board meetings where voices of other communities with similar concerns were forcefully expressed. She commends the Committee for narrowing the proposals down and focusing, because it was a very difficult task. They started with a 500 page document, got an executive summary that was 30-something pages, and kept getting more information. It was a true labor and the Committee did a fabulous job.

BM Kaszuba wanted to specifically point out Committee Chair Falutico's leadership. She spent considerable time drafting detailed reports, and they were able to do the work because of her leadership. Chair Kieran stated that people on the Community Board are aware, but other folks may not be, of the extent of work that goes on before we have a meeting, during the year, during the weeks, during the weekends, volunteer work, appearances. Collectively we get that done, whether it is Judy Collins going to events for veterans, or Ann Falutico going to the Borough Board meeting which is an extra burden to go down and really get informed and question people from City Planning and HPD. You get the benefit of that through these reports and terrific staff.

## **CHAIR'S REPORT**

Chair Kieran announced that there will be a holiday party on Thursday, December 10<sup>th</sup> at 7:30 PM at New Corner Restaurant. He then rendered his report. See attached.

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

**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. Discussion followed.

Raquel Vasserman, the attorney for the applicant of Encore, was present and noted that they had changed the hours of operation on the weekends to 9AM to 12AM, and during the week from 9AM to 11PM. She also noted that the stipulations state the music would be jazz and blues, but they also wanted pop music. Committee Chair Willis does not think that was raised at the meeting. If the applicant does not want to agree to that stipulation there would have to be some discussion since the stipulations state jazz and blues. BM Yedin asked if the music is live. Committee Chair Willis noted that jazz and blues would be live, and the proposed pop music would be recorded. However, that was not discussed at the Committee meeting. She suggested that the applicant do the application over and wait to submit it to the SLA. Then they can come back to the Committee to discuss it. She thinks there would be some discussion about how this music would be delivered and the sound system. BM Amato asked if there would be a valet and Committee Chair Willis replied that they said they would probably have valet and would follow best practices under the nightlife guide. There was some discussion about including that in the stipulations, but it is a hard thing to include with a liquor license.

**Motion: CB 10 to disapprove the SLA On Premise Application at Encore 4<sup>th</sup> Avenue, Inc., 10005-09 4<sup>th</sup> Avenue unless the following stipulations were agreed to and met:**

- 1. The hours of operation are: 9am to 11pm Monday – Friday; and 9am to 12am, Saturday and Sunday;**
- 2. There shall be no promoted events at the premises and no use of a promoter;**
- 3. There shall be no dancing in the premises and applicant shall not apply for a cabaret license;**
- 4. There shall be no hip hop or dance music at the premises, but only jazz and blues music;**
- 5. The premises shall be operated as a restaurant;**
- 6. There shall be no d.j. used at the premises except in conjunction with private parties;**
- 7. The front doors shall remain closed;**
- 8. Applicant shall meet with CB10 for a three-month review to address any issues which may exist; and**
- 9. Applicant shall notify CB10 of any intended change in the method of operation of the premises and return to meet with CB10 before implementing same.**

**All in favor. Motion carried.**

Committee Chair Willis noted that the Committee voted to send a letter to the NYPD requesting additional school crossing guards for Community Board 10. She would recommend an amendment to that as it seems we are already getting 10 crossing guards. Chair Kieran recommended adding a paragraph stating that we have heard the promise of an additional 10 crossing guards and are very happy about it. BM Cruz asked if we could say based on the Police and Public Safety Committee meeting which was held on November 2<sup>nd</sup> which was prior to the announcement. Committee Chair Willis does not think it would hurt to leave it because the letter would state the reasons why we need them. We also want to know the exact process they use to determine who gets them and who does not, and the list of locations.

BM Bortnick asked if this would be affected by the traffic signals they want to put up for speeding. Committee Chair Willis replied that she does not believe so.

**Motion: CB 10 to send a letter to the New York City Police Department requesting additional school crossing guards for Community Board Ten, citing the additional schools added to the district and the overcrowding of existing schools, and requesting clarification of the process and/or criteria considered in determining the allotment of the 80 crossing guards to districts in New York City. All in favor. Motion carried.**

Chair Kieran announced that there will be a Christmas tree lighting on Tuesday, December 1<sup>st</sup> from 7:00 - 8:30 PM at Owls Heads Park at the Park House by the 68<sup>th</sup> Street entrance, with free hot chocolate from the Bay Ridge Manor. It is sponsored by the Owls Head Horticultural Group.

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

BM Bortnick asked if they would be building the bicycle and walk ramp on both sides of the bridge. Committee Chair Capetanakis replied that conceptually they are looking at the idea that it would be on both sides of the lower level, or both sides of the upper level, or something completely below the lower level of the bridge. BM Bortnick asked because of torque and the pressure that would create. Committee Chair Capetanakis replied that they admitted it will be a lot of work and a huge challenge to look into, but this is something that now would be the time to look into it because they will be using the lighter material.

**Motion: CB 10 to approve the street naming request for "Ragamuffin Way" at the intersection of 74<sup>th</sup> Street and 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Chair Kieran noted that the Prince Hotel has been non-compliant in many ways with many laws and has been a sore spot in the community. The Community Board has been cognizant and spending time and effort to make sure they come closer and closer to compliance. In that respect, we have been getting the assistance of the Mayor's Community Affairs Unit. BM Sokoloski asked why it cannot be shut down since they have had so many violations. Chair Kieran replied that it is a process and that is what we are trying to do. He introduced Daniel Abramson from the Mayor's Community Affairs Unit, who has been instrumental in getting us information and support in that respect.

Mr. Abramson first said thoughts are with Paris this weekend. There was a wonderful vigil yesterday at Carroll Park with police, clergy and community members to show that no matter how much terrorists try to inflict fear on us, they cannot shake our values. With regard to the Prince Hotel, they are very much in communication with the Community Board and are trying to put together an interagency meeting with NYPD, FDNY and whatever other agencies are needed.

BM Kaszuba noted that he is a resident of Flagg Court and there are a lot of residents who were not able to attend tonight but who are concerned about the incidents on 72<sup>nd</sup> Street. He made a motion that the Community

Board work with the 68<sup>th</sup> Precinct to hold a special community meeting for the residents in the area to at least educate them on what the Captain said is happening so people will know the 68<sup>th</sup> Precinct is involved. Motion seconded by BM El-Yateem. Chair Kieran asked what type of meeting it would be and DM Beckmann replied that it could be a resident meeting near Flagg Court. We could invite the Precinct, the Precinct Council, and it could be held at the school or library.

**Motion: CB 10 to hold a residents meeting with the 68<sup>th</sup> Precinct and Precinct Council concerning recent incidents that occurred in the vicinity of Flagg Court. All in favor. Motion carried.**

BM Cruz commented that she was at the farmers market on Saturday and noted that this coming Saturday is the last weekend for our market. She was speaking with one of the vendors who told her he could have chosen to go to Shelter Island but he chose to come to Bay Ridge. He found that this is such a warm and friendly community. She said that when you are shopping at a farmers market you are an ambassador for our community to the rest of our extended city.

BM Stelter said that he received a notice in his building from the management company that there was a vagrant who wandered into the building and was sleeping in the staircase, and they were warned about not letting people in. This is somewhat related to the homeless issue and he wanted to see what the Committee thinks about looking into the increased homelessness. We have seen it in Manhattan and there is a lot more on the streets. Chair Kieran said that everyone must be aware and be vigilant at all times.

Motion from the floor to adjourn. With no further business, Chair Kieran adjourned the meeting at 9:05 PM and wished everyone a happy and blessed Thanksgiving.

# ZONING AND LAND USE COMMITTEE MEETINGS

October 14, 2015 through November 16, 2015

Community Planning Board #10/Brooklyn

## ZALUC Committee Meeting @ 7:00 on Tuesday October 27<sup>th</sup>, 2015 at CB10 office.

(attendance sheet attached)

Zoning for Quality and Affordability, and Mandatory Inclusionary Housing were discussed, including review of the CPC presentation power points overviewing the over 500 pages of text changes, review of the 17 page introduction document to ZQA, review of the CB10 specific presentation on ZQA summarizing the impact on CB10 and review of the Borough President's preliminary comment sheets on the text amendments.

## ZALUC Committee Meeting @ 7:30 on Thursday November 5<sup>th</sup>, 2015 at Knights of Columbus on 86<sup>th</sup> St and 13<sup>th</sup> Avenue

Meeting took place after committee attendance at the Dyker Heights Civic Association Forum on ZQA and MIH

Purpose to the forum was to increase understanding of the ZQA and MIH. Four representatives from the Dept. of City Planning were present and an informational power point presentation was given. Private-sector City planners and neighborhood group representatives also shared their viewpoints.

## ZALUC Committee Meeting @ 7:00 on Tuesday November 10<sup>th</sup>, 2015

(attendance sheet attached)

Zoning for Quality and Affordability, and Mandatory Inclusionary Housing were discussed, including review of the CPC presentation power points overviewing the over 500 pages of text changes, review of the 17 page introduction document to ZQA, review of the CB10 specific presentation on ZQA summarizing the impact on CB10 and review of the Borough President's preliminary comment sheets on the text amendments.

*Motion made by Steve Harrison to disapprove the ZQA with the ZALUC position statement on ZQA to be finalized chairperson. Second by Eleanor Schiano. Vote = all in favor.*

*Motion made by Brian Kaszuba to disapprove the MIH with the ZALUC position statement on MIH to be finalized chairperson. Second by Susan Pulaski. Vote = all in favor.*

---

Respectfully Submitted:

Ann Falutico

  
Committee Chair, Zoning and Land Use Committee

## ZONING FOR QUALITY AND AFFORDABILITY CB10 STATEMENT\_ZQA\_11/16/15

Few would deny the need for a fair and comprehensive plan that would address the pressing need for affordable and senior housing in New York City. Certainly, Community Board 10 recognizes this need. Upon due consideration, within the review time allotted, CB10 concludes that the Zoning for Quality and Affordability (ZQA) initiative, now before us, is not that plan. We vote "no" on the ZQA initiative.

CB10 holds the vision of maintaining neighborhood character with respect to density and scale. We ascribe to maintaining and enhancing the essential low-scale, sometimes varied, sometimes uniform, streetscape. Neighborhood character, although perhaps an overused and elusive term, is the very reason why existing residents stay and new residents come. CB10 has long recognized that, although made of bricks and mortar, the character of our neighborhood is nonetheless extremely delicate and can be easily eroded without vigilance.

**Density** in the built environment requires balance – balance within the capacities of mass transit, balance in the number school seats in safe and well-constructed schools, balance within the capacity of the vehicular streets and pedestrian sidewalks, balance in the containment and removal of garbage, balance within the manpower of the city agencies charged with enforcement and compliance and balance with many other increasingly overburdened aspects of the neighborhood infrastructure, aspects which need to be in place prior to considering increased density.

**Scale** in the built environment requires control to ensure that buildings work in compatibly side by side with each and that they contribute to an overall aesthetically and functionally pleasing presence along the street face. Scale can be tempered by architectural detailing and articulation but scale is still largely determined by a building's size, height and proximity to adjacent buildings and the street.

CB10 recognizes that our city planning concerns cannot end at our district boundary lines. We are part of NYC as a whole, and share a common destiny with the entire borough and the city. CB10, because of the hard-won contextual zoning applicable in the most of the district, would certainly be less impacted by the proposed ZQA than many other areas in the city, although our large scale "soft-sites" may still not be adequately protected.

Overall, we disagree with the direction of ZQA and the increased density and scale that will inevitably result, and thus, we disagree, in large part, with the content of the ZQA. We do not concur with the City Planning Commission (CPC) statements that ZQA will not produce dramatic changes in development and that it will not encourage tear-down of existing buildings.

The schedule for this review process was rushed, especially given the broadness and complexity of the amendments. These text amendments were first summarized in the Spring, with the official plans not realized until the end of September, giving two months for review. The community boards and the public deserved more time to understand and evaluate the text amendments and given the breath of the City Planning Commission's hard work, even the commission itself, deserved that we have more time to consider their proposals.

Nevertheless, CB10 was assigned a task within a condensed time-frame and found numerous issues that are concerning. Our negative vote is based on many concerns including the following:

**Concern** that lower density contextual zones would have insufficient control over placement of long-term care facilities, yielding incompatible uses and bulk and without adequate buffering between long-term care facilities and the adjacent residences.

**Concern** about the proposed height, setback and bulk increases in the non-contextual, low-density zones, altering the essential character of these neighborhoods which have a predominance of detached and semi-detached existing homes.

**Concern** that the placement of long-term care facilities, as-of-right, in any detached or semi-detached district, will have a negative impact on existing built communities.

**Concern** about the increased building heights and setback changes in the higher density residential districts, as well as the elimination of existing provisions which limit exceedingly tall sliver type of buildings on narrow lots.

**Concern**, in general, about uncharacteristic proposed bulk of senior housing and care facilities, in that these facilities are also essentially businesses, with a significant employment presence.

**Concern** about the 100% lot coverage for corner lot buildings in quality housing developments and about changes in the shallow lots regulations, reducing the depth of rear yards.

**Concern** about allowing rear extensions to fill the rear yard up to 15' in height in denser contextual zones, intruding on the collective rear yards.

**Concern** about the reduction of minimum distances between two or more buildings, applying a lower standard for light and air to dwelling units and to the increasing of building heights in the transitional areas between divergent zoning districts.

(With respect to PARKING)

**Concern** about elimination or reductions in parking requirements for new senior development, in all zones, both within and outside the transit zones. The reduction in parking requirements exacerbates overall parking shortages and ignores the parking needs of the facility residents, staff, and visitors.

**Concern** about retroactive elimination or reduction in parking requirements with respect to existing residential facilities for seniors, not only with respect to parking, but more importantly, providing the opportunity for further development on these already densely populated sites.

**Concern** about elimination or reductions in the parking requirements for new affordable housing and about the retroactive removal of current parking requirements for existing affordable housing, in all zones, both within and outside the transit zones. Similarly for both existing and new senior and affordable housing, we are concerned about any decrease in the number of parking spaces, whether resulting from increased parking waiver limits or resulting from a reduction in the number of parking spaces currently required.

Even in the transit zones, parking spaces are important to the quality of life, not only for the immediate residents in these zones but also for those living outside the zones who may drive to access public transportation.

**Concern** that even the architectural quality aspects of the ZQA, that could result in better designed buildings, (aspects such as higher ceiling heights at ground levels, more articulated street facades, more flexible regulations related to setbacks, bay windows and other features typical of the city's older buildings) are merely encouraged by ZQA. These design mechanisms are not set forth as mandatory zoning regulations.

For all of the above reasons, CB10 recommends a NO-Vote to the ZQA text amendment currently proposed by the City Planning Commission. It is our hope that the CPC will revamp the ZQA to the extent necessary to attract widespread support from Community Boards across the city including CB10.

## MANDATORY INCLUSIONARY HOUSING ZALUC STATEMENT\_MIH\_11/16/15

Few would deny the need for a fair and comprehensive plan that would address the pressing need for affordable and senior housing in New York City. Certainly, Community Board 10 recognizes this need. Upon due consideration, within the review time allotted, CB10's Zoning and Land Use Committee concludes that the Mandatory Inclusionary Housing (MIH) initiative, now before us, is not that plan. We vote "no" on the MIH initiative.

CB10 ZALUC holds the vision of maintaining neighborhood character with respect to density and scale. We ascribe to maintaining and enhancing the essential low-scale, sometimes varied, sometimes uniform, streetscape. Neighborhood character, although a perhaps overused and elusive term, is the very reason why existing residents stay and new residents come. CB10 ZALUC has long recognized that, although made of bricks and mortar, the character of our neighborhood is nonetheless extremely delicate and can be easily eroded without vigilance.

CB10 ZALUC recognizes that our city planning concerns cannot end at our district boundary lines. We are part of NYC as a whole, and share a common destiny with the entire borough and the city. CB10 understands that as of now, the City has no plans to initiate any MIH plans within our boundary lines, however we cannot predict the future and are mindful of our many large scale "soft-sites" which do not, as yet, share the protections from potential overdevelopment.

Overall, CB10 ZALUC believes strongly that all new development should include mandatory affordable housing. However, we disagree with the direction of this particular MIH plan and the process leading up to our vote.

The schedule for this review process was rushed, given the broadness and complexity of the amendments. These text amendments were first summarized in the Spring with the official plans not realized until the end of September, giving two months for review. The community boards and the public deserved more time to understand and evaluate the text amendments and given the breath of the City Planning Commission's hard work, even the commission itself, deserved that we have more time to consider their proposals.

Nevertheless, ZALUC was assigned a task within a condensed time-frame and found numerous issues that are concerning. Our negative vote is based on many concerns including the following:

**Concern:** MIH will not achieve the affordable housing that the city and its communities need. City Planning described its plan, which although may very well be the most rigorous of any major U.S. City, may not be rigorous enough for New York City. The plan provides options for percentages of affordable units at either 60% or 80% AMI (average mean income) and an additional Workforce Option for those averaging 120% AMI.

For many communities these options do not take into account a large number of households that make less than 60% AMI. For other communities such as CB10, there are many of households that make 130% AMI but are still truly rent-burdened by the Market Rate housing made available to them. AMI is based on income before taxes and does not take into account other economic burdens that face young families such as growing student debt. In order for MIH to work, developments must have a breakdown of available units that accurately reflect the needs of residents in each Community Board.

**Concern:** MIH includes provisions that may deter the development of quality affordable housing. The first such provision is the “second building” option. This option allows the affordable housing to be accommodated in a building separate from the market rate housing building. There is nothing in the plan that guarantees consistency in the quality standards between the market rate building and the affordable rate building.

The second provision is the “payment in lieu” option, which allows developers who do not include affordable housing in a given project, to contribute to a fund which would be dedicated to increasing the number of affordable units elsewhere. The city’s plan on the collection and distribution of these funds is not defined. Although it was explained that HPD would have a role, no details have been provided, and thus no guarantee can be made that the funds can be collected nor how the funds will be used. It is also unclear as to whether or not the Community Boards will have a say in how best the funds can serve their communities.

The third provision is the opt-out “hardship appeal” which one can make to the BSA. There is no framework at present for an appeal and as in most BSA appeals, the advantage is with the developers and not the Community Board recommendations.

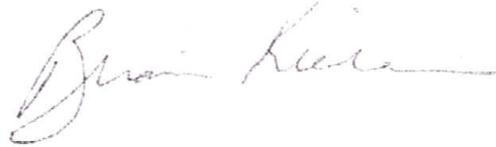
**Concern:** Any housing developments of 10 units or less would be exempt from mandatory inclusionary housing. This is a problem because since 2000, public records show that citywide about 95,000 units out of about 300,000 units total, were constructed in buildings with less than 10 units. That means that a third of all the apartments built in the last 15 years would be exempt from mandatory inclusionary zoning. This would greatly reduce the number of affordable housing units built.

**Concern:** Another concern is the administration of the program. There is no single agency that oversees the process. For example, the NYC Department of Finance dispenses the tax breaks while HPD can revoke them while Rent Stabilization is overseen by a NYS agency etc.

For all of the above reasons, CB10 Zoning and Land Use Committee recommends a NO Vote to the MIH text amendment proposed by the City Planning Commission. It is our hope that the CPC will revamp the MIH to the extent necessary to attract widespread support from Community Boards across the city including CB10.

Everyone is aware of the despicable attacks that occurred in Paris on Friday. More than one hundred twenty nine innocent people were murdered by cowards with automatic weapons as they listened to music or enjoyed a meal in a restaurant. Regular people were just enjoying a Friday evening in Paris and, in an instant, their lives were shattered by individuals motivated by hate and fear. No philosophy or belief can justify the murder of innocents. We are one humanity and one people when we face these tests of our humanity. We are all created equal where ever we may live. The civilized world has expressed support and offered condolences to the nation of France but this attack was attack on civilization itself. The citizens of Paris were attacked but so have the citizens of Ankara, Beirut, Kabul, Moscow and New York. We all are under attack and we must come together to respond to it.

The attacks were not acts of terror rather they were criminal acts perpetrated by misguided and insignificant players in a political struggle. These acts cannot be rationalized or countenanced and action must be taken but we must take care that the action taken is the right action. Dr. King stated, "Hate cannot drive out hate, only love can do that." He was right. However, we have a duty to seek justice not out of hate or from a thirst for vengeance rather it must be motivated by a desire to ultimately end the violence. Our love of our fellow human beings does not preclude punishment of the persons responsible for the attacks. We need to pray for the individuals fighting for their lives as well the citizens of the City of Light who are struggling to come to grips with what occurred. We can show kindness and love and work towards peace while we seek out justice, punish the guilty and extirpate the evil that set these crimes in motion.

A handwritten signature in cursive script, appearing to read "Brian Keene". The signature is written in dark ink and is positioned in the lower right quadrant of the page.

## District Manager Report

November 16, 2015

Good Evening Board Members,

The New York City Department of Sanitation – this time of year we get many complaints from residents frustrated by growing leaves and sanitation sweepers not removing all leaves. These sweepers are not vacuum trucks – there are times when the route cannot be completed because of the quantity of leaves. Each year I ask all our residents to bag as many leaves as possible, put them out with regular garbage. I also urge residents to that they should not sweep sidewalk leaves into the street and corner properties should sweep the catch basin areas to prevent street flooding in rain events.

I wanted to take a moment to thank Environmental Committee Chair Greg Ahl for a job well done at this year's Earth Day event. The collaborative event featured an opportunity for local residents to participate in three opportunities – rain barrel giveaway sponsored by CM Gentile; shred truck sponsored by State Senator Golden and E waste recycling by Lower East Side Ecology Center. The event was also cosponsored by Xaverian Robotics Team and student volunteers helped the event run smoothly. 160 Rain Barrels were distributed – three truckloads of e-waste collected and there was a long line of residents shredding sensitive documents throughout the day. A great time was had by all!

**News from Department of Transportation** – Two new traffic lights were approved in Community District 10 on 10<sup>th</sup> Avenue at 63<sup>rd</sup> Street and 10<sup>th</sup> Avenue at 64<sup>th</sup> Street – both should be installed by January 31, 2016.

Paving has been completed and line striping will continue through November. You may have noticed that traffic calming striping was added to Bay Ridge Parkway from 4<sup>th</sup> to 7<sup>th</sup> Avenues following the repaving of this portion of Bay Ridge Parkway. This proposal was not presented to our Board for comment.

News from Brooklyn Borough President Eric L. Adams, Common Cause/NY, and Consumers Union are co-sponsoring a FiOS public forum on November 17<sup>th</sup>. The purpose of the forum is to hear from residents about their experience obtaining Verizon FiOS service, explore any impediments to obtaining that service, and hear about the experience of customers once they have obtained it.

In 2008, Verizon signed a franchise agreement to provide FiOS availability to every residence in the city by mid-2014. A recent audit by the City, as well as the personal experiences of residents, contend that Verizon is not fulfilling its obligations under the agreement.

The forum will be held on **Tuesday, November 17<sup>th</sup>, in the Community Room at Brooklyn Borough Hall (209 Joralemon St., 11201) from 7:00 to 8:30 p.m.** All are welcome to attend and be heard.

**News from 68 Precinct** – I would like to thank Captain Festino for organizing effort to respond to recurring complaints of truck storage at 7<sup>th</sup> Avenue from 78<sup>th</sup> Street to 72<sup>nd</sup> Street and around perimeter of Dyker Beach Park – Since September 181 summonses were written.

Along 7<sup>th</sup> Avenue 38 summonses plus 90 as part of aggressive tow operation.

There were three operations that resulted in 90 summonses, 13 trucks towed and 7 booted.

We were informed by the office of Assemblywoman Pam Harris that she will be opening up a Bay Ridge District Office at 8523 Third Avenue.

**Event Notification**

The Community Board 10 District Office has received notification of a film shoot from 5:00 PM on Tuesday, November 17th, to 7:00 AM on Thursday, November 19th in the area of 92nd Street and 7th Avenue. Parking restrictions are as follows:

- 92nd Street between Battery Avenue and 7th Avenue - south side - 3/4 block.
- 7th Avenue between 92nd Street and 90th Street - west side - 1/2 block. (Posted: November 16, 2015)

**Announcements:**

The Citizens Committee for NYC informed our office about a Neighborhood Grants Program which awards grants of up to \$3,000 to neighborhood groups, public school based groups and NYCHA tenants associations working to improve the quality of life across the city. Applications are due January 26<sup>th</sup> 2016 and information and available on our website.

The Friday after Thanksgiving is NOT a city holiday. Each year we receive complaints from residents who do not move their vehicles for ASP parking and are summonsed. Please spread the word.

I want to thank everyone for donating food for the food drive tonight in memory of our late Board Member Helen Sokolski who was a dedicated volunteer and was passionate about the need to collect food to donate to needy families. Special thanks to Jim and Marybeth Lammond.

Each December Community Board Ten agrees to collect toys, household items and gifts for Greg Ahl's charity – Center Against Domestic Violence which shelters women and children. . This collection is made at our December meeting.

On behalf of the District Office I would like to wish you all a very Happy Thanksgiving.

Congratulations to Board Members El-Yateem and Habib Joudeh on being honored by the Moroccan Society – led by our very own BM Adil Oualim.

The next General Board Meeting will be on Monday, December 21<sup>st</sup> at Shore Hill Community Room 9000 Shore Road – at **7:15PM**.

Respectfully submitted,  
Josephine Beckmann District Manager



**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

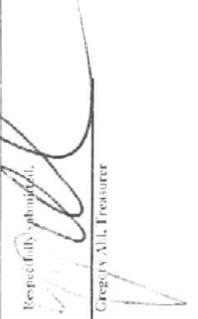
Fiscal Year: July 1, 2015 to June 30, 2016

Budget Appropriation for FY 16 \$229,896.00

	7/1/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/28/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D
DISTRICT MANAGER	\$12,757.49	\$8,498.56	\$8,498.56	\$8,498.56									
COMMUNITY COORDINATOR	\$7,711.71	\$5,196.78	\$5,196.78	\$5,196.78									
COMMUNITY ASSOCIATE	\$1,000.00	\$1,444.00	\$1,444.00	\$1,444.00									
COMMUNITY ASSISTANT													
<b>Total Personnel Services</b>	<b>\$22,469.90</b>	<b>\$15,076.34</b>	<b>\$15,165.57</b>	<b>\$15,240.78</b>	<b>\$0.00</b>	<b>\$68,119.66</b>							

Expenses Code	Description	7/1/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/28/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D
10E	Telephone													
10X	Fuel/Car Supplies	205.53	205.68	205.10	205.97									
10F	Fuel/Car Expense													
10H	Supplies & Materials			583.00										
10I	Printing Supplies													
117	Insurance													
176	Printing Supplies													
190	Printing Supplies													
307	Vehicle in Loan Interest													
314	Office Furniture													
315	Office Furniture													
319	Security Equipment			230.00	23.76									
323	Office Furniture													
327	Books													
402	Car Maintenance			1,000.00	257.08									
417	Advertising													
418	Advertising													
43	Local Travel Expense													
437	Telephone Rental													
613	Office Supplies													
615	Office Supplies													
622	Temporary Services													
624	Cleaning Services													
608	Personnel Services													
676	Printing													
<b>Total Other than Personnel Services</b>		<b>\$366.93</b>	<b>\$890.51</b>	<b>\$1,293.12</b>	<b>\$714.53</b>	<b>\$0.00</b>	<b>\$3,097.19</b>							
<b>TOTAL PERSONNEL SERVICES</b>		<b>23,003.10</b>	<b>15,966.96</b>	<b>15,254.69</b>	<b>15,552.31</b>	<b>0.00</b>	<b>71,217.65</b>							

**TOTAL UN-AMBERED BUDGET BALANCE** **\$158,677.85**

Respectfully Submitted,  
  
Gregory A. H. Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: November 2, 2015, 7:00 p.m.

Called to Order: 7:10 p.m.

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

Quorum: Yes (attendance sheet attached)

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**SLA on Premises Application for Encore 4<sup>th</sup> Avenue, Inc.**

**Premises: 10005-09 4<sup>th</sup> Avenue**

200 Foot/500 Foot Hearing: n/a

This is an SLA Application for a new On Premise liquor license. The premises is the location of the former Club Cats. The premises has some history stemming from the operation of the premises prior to Club Cats, consisting of noise and patrons and crowds congregating outside the premises, but none more recently. The applicant appeared by its owner and its attorney, Raquel Vasserman, Esq. The applicant intends to run the premises as a restaurant, with live jazz and blues music. The owner of the applicant runs a similar business in Staten Island, called Alor Cafe. The C/O for the premises permits occupancy by approximately 360 people and cabaret use. However, the applicant shall not be seeking a cabaret license and there will be no dancing at the premises. The applicant shall only be making cosmetic changes to the premises and installing some additional soundproofing in the existing stage area. The premises has one service bar and a main bar with 28 seats, and tables and seating for 325 people on the main floor and balcony areas. The hours of operation will be Monday to Friday, 10am – 11pm, and Saturdays and Sundays from 9am to 11pm. The applicant shall offer brunch, lunch and dinner, and will host private parties, but will not have promoted events. The applicant will not have a d.j. except in conjunction with private parties. There is no outdoor space used in conjunction with the premises. The Committee voted unanimously to disapprove the application unless the following stipulations were agreed to and met:

1. The hours of operation are: 10am-11pm, Monday – Friday; and 9am to 12pm, Saturday and Sunday;
2. There shall be no promoted events at the premises and no use of a promoter;
3. There shall be no dancing in the premises and applicant shall not apply for a cabaret license;
4. There shall be no hip hop or dance music at the premises, but only jazz and blues music;
5. The premises shall be operated as a restaurant;
6. There shall be no d.j. used at the premises except in conjunction with private parties;
7. The front doors shall remain closed;
8. Applicant shall meet with CB10 for a three-month review to address any issues which may exist; and
9. Applicant shall notify CB10 of any intended change in the method of operation of the premises and return to meet with CB10 before implementing same.

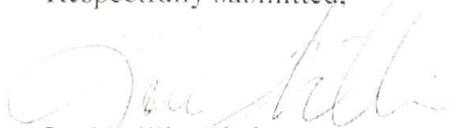
POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

**Discussion of Current School Crossing Guard Allotment within CB10 and Vote**

District Manager Beckmann gave a presentation regarding the allocation of NYPD School Crossing Guards in the city and within CB10, and the local issues with regard to same, all as summarized in the attached power point materials. Each year CB10 advocates to increase the allotment of school crossing guards within the District. The Vision Zero Initiative intends to bring an additional 80 crossing guards to New York City in fiscal year 2016. CB10 has advocated for additional school crossing guards due to 5 new schools having been added to the District, and due to increases in overall school population and pedestrian traffic. CB10 is now one of the City's most overcrowded school districts. Each year CB10's requests for additional crossing guards have been denied on the basis that our allotment will not be increased because the overall citywide allotment has remained constant. This is not the case for fiscal year 2016. Requests for additional crossing guards must be made to the Precinct Commanding Officer, who will assess them and forward them to the NYPD Chief of Patrol. In light of the foregoing, the Committee voted unanimously to send a letter to the NYPD requesting additional school crossing guards for CB10, citing the additional schools added to the district and the overcrowding of existing schools, and requesting clarification of the process and/or criteria considered in determining the allotment of the 80 crossing guards to districts in NYC.

The Meeting was adjourned at 7:45 p.m.

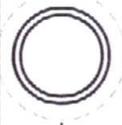
Respectfully submitted,



Lori Willis, Chair

**NYPD School Crossing Guard Allocation  
Citywide and Local Issues  
CB10 Police and Public Safety Committee**

November 2, 2015



**FY 2016 - UPDATE**



**CD 10 DISTRICT NEEDS STATEMENT**  
**Expense Priority Request**  
**School Crossing Guards**

COMMUNITY BOARD TEN ADVOCATES EACH YEAR TO INCREASE THE ALLOTMENT OF SCHOOL CROSSING GUARDS

VISION ZERO INITIATIVE Identifies INCREASING TOTAL NUMBER OF SCHOOL CROSSING GUARDS AS A CITYWIDE ISSUE

**LOCAL ISSUE FOR COMMUNITY DISTRICT 10**

30 SCHOOL CROSSING GUARDS WERE ASSIGNED TO 68 PRECINCT THROUGH FY 2016

**OCTOBER 2015 - The allotment increased by 1 to 31**

**District Needs – CONTINUED ADVOCACY FOR TEN (10) ADDITIONAL**

# Citywide Vision Zero Efforts To Expand School Crossing Guard Staffing

**WNYC REPORTS - Apr 8, 2015 RALLY STEPS OF CITY HALL** · story by [Kathryn Tam](#)

*“At a rally on the steps of City Hall, elected officials, parents, and union members of local 372, called for increased funding for school crossing guards throughout New York City.*

*City Council member Brad Lander and Manhattan Borough President Gale Brewer said that while the initiatives under de Blasio’s Vision Zero are effective, the plan was missing a crucial piece: more crossing guards.”*

## **Council Member Vincent J. Gentile – Brooklyn Eagle February 5, 2015**

*Councilmember Vincent Gentile is also pushing for more crossing guards to be assigned.*

*“Our school crossing guards play an incredibly important role in the lives of children by helping them safely cross the street at key locations. Crossing guards are also role models by teaching children through their actions when and how to cross streets safely. Indeed, there are many well-qualified candidates in our community who would be honored to take on this responsibility and, to that end, I have been advocating for additional funding to hire more school crossing guards in the 43rd Council District for quite some time,”*

## **Council Member Carlos Menchaca – Statement at City Hall Rally**

*“In District 38, we are experiencing a real resource gap when it comes to crossing guards assigned to our public schools,”*

## **FY 2016 Budget Allocation School Crossing Guards**

**80 Additional School Crossing Guards were budgeted in the City of NY FY 16 Expense Budget.**

**How will new school crossing guards be assigned Citywide?**

*At Brooklyn Budget Consultations – NYPD advised Brooklyn District Managers that requests for additional crossing guards must be made to Precinct Commanding Officer for review. The Precinct Commander will assess requests and forward to NYPD Chief of Patrol.*

# Local School Overcrowding Statistics



From Lorraine Grillo, President SCA – “Your local Community School District 20 is now one of the City’s most overcrowded school districts. The current DOE Fiscal Year 2015-2019 Capital Plan identifies a need for 7,374 new school seats, of which funding is available for 4,044 new seats.”

October 14, 2014

SCHOOL	ENROLLMENT	HISTORICAL #	HISTORICAL %	TARGET #	TARGET %
*IS/PS 30	510	711	72	643	79
*PS 69	867	695	125	601	144
PS 102	1352	1164	116	1034	131
PS 104	965	986	98	841	115
PS 127	518	369	140	339	153
PS 170	756	690	110	594	127
PS 176	1414	880	161	808	175
PS 185	723	664	109	576	126
*PS 264	362	519	70	398	91
*PS 310	389	320	122	275	141

# 68 Precinct Crossing Guard Assignments

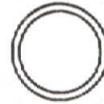
## City Council Report Sept. 20, 2015

68-1	PS 127	PUBLIC	7805 7th Avenue	7th Avenue & 78th Street
68-2	PS 127	PUBLIC	7805 7th Avenue	7th Avenue & 79th Street
68-3	PS 127	PUBLIC	7805 7th Avenue	7th Avenue & 78th Street
68-4	ST. BERNADETTE'S	PRIVATE	1313 83rd Street	13th Avenue & 83rd Street
68-5	PS 176	PUBLIC	1125 Bay Ridge Avenue	12th Avenue & Bay Ridge Avenue
68-6	PS 176	PUBLIC	1125 Bay Ridge Avenue	13th Avenue & Bay Ridge Avenue
68-7	ST. EPHREM'S	*PRIVATE	929 Bay Ridge Parkway	Fort Hamilton Parkway & 74th Street
68-8	ST. EPHREM'S	*PRIVATE	929 Bay Ridge Parkway	Fort Hamilton Parkway & 75th Street
68-9	PS 69 (Vincent D Grippo)	PUBLIC	6302 9th Avenue	9th Avenue & 64th Street
68-10	PS 69 (Vincent D Grippo)	PUBLIC	6302 9th Avenue	9th Avenue & 63rd Street
68-11	PS 104	PUBLIC	9115 5th Avenue	5th Avenue & 92nd Street
68-12	PS 104	PUBLIC	9115 5th Avenue	Gelston Avenue & 92nd Street
68-13	PS 104 Early Childhood Annex	PUBLIC	415 89th Street	5th Avenue & 89th Street
68-14	ST. PATRICK'S	PRIVATE	401 97th Street	4th Avenue & 96th Street
68-15	ST. ANSELMS	PRIVATE	365 83rd Street	4th Avenue & 82nd Street
68-16	ST. ANSELMS	PRIVATE	365 83rd Street	4th Avenue & 83rd Street
68-17	IS/PS 30	PUBLIC	7002 4th Avenue	4th Avenue & Ovington Ave
68-18	IS/PS 30	PUBLIC	7002 4th Avenue	4th Avenue & 74th Street
68-19	HOLY ANGELS ACADEMY	PRIVATE	337 74th Street	3rd Avenue & 74th Street
68-20	PS 310	PUBLIC	942 62nd Street	Fort Hamilton Parkway & 62nd Street
68-21	PS 170	PUBLIC	7109 6th Avenue	7th Avenue & Ovington Avenue
68-22	PS 170	PUBLIC	7109 6th Avenue	6th Avenue & 72nd Street
68-23	BAY RIDGE ACADEMY	PRIVATE	6324 7th Avenue	7th Avenue & 64th Street
68-24	PS 185	PUBLIC	8601 Ridge Boulevard	Ridge Boulevard & 86th Street
68-25	PS 185	PUBLIC	8601 Ridge Boulevard	Ridge Boulevard & 87th Street
68-26	VISITATION ACADEMY	PRIVATE	8902 Ridge Boulevard	Ridge Boulevard & 91st Street
68-27	D & G KALOIDIS	PRIVATE	8502 Ridge Boulevard	Ridge Boulevard & 85th Street
68-28	PS 102	PUBLIC	211 72nd Street	Ridge Boulevard & 71st Street
68-29	PS 102	PUBLIC	211 72nd Street	Ridge Boulevard & 72nd Street
68-30	GATEWAY	PRIVATE	257 Bay Ridge Avenue	3rd Avenue & Bay Ridge Avenue
68-31	PS 264	PUBLIC	371 89th Street	4th Avenue & 89th Street

# Location Requests for Additional School Crossing Guards in CD 10

1	PS 69	PUBLIC	6309 9 <sup>th</sup> Avenue	8th Avenue & 65th Street
2	PS 310	PUBLIC	942 62 Street	65 <sup>th</sup> St & Ft Ham Pkway
3	PS 310	PUBLIC	1225 Bay Ridge Ave	65 <sup>th</sup> Street at 10 <sup>th</sup> Ave
4	PS 176	PUBLIC	1225 Bay Ridge Avenue	65 <sup>th</sup> Street at 12 <sup>th</sup> Avenue
5	PS/IS 30	PUBLIC	7002 4 <sup>th</sup> Avenue	Bay Ridge Avenue at 4th
6	PS/IS 30	PUBLIC	7002 4 <sup>th</sup> Avenue	72 Street at 4 <sup>th</sup> Avenue
7	PS 264	PUBLIC	8818 4 <sup>th</sup> Avenue	4 <sup>th</sup> Avenue at 88 <sup>th</sup> St.
8	Early Childhood Center	PUBLIC	418 89 <sup>th</sup> Street	89 <sup>th</sup> Street 4 <sup>th</sup> Avenue (east Side)
9	PS 69	PUBLIC	6309 9 <sup>th</sup> Avenue	7 <sup>th</sup> Avenue at 65 St.
10	PS 127	PUBLIC	7805 7 Avenue	Fort Hamilton Pkway @ 73 <sup>rd</sup> Street

# Need for Allocation Process



GOOD NEWS – Mayor DeBlasio provides 80 Additional Crossing Guards in FY 2016 budget. - NYC Council is working on:

**A more objective process for identifying intersections in need of school crossing guards:** The City lacks an adequate process for deciding which locations have guards, or even providing information on the intersections at which they are positioned. We need a process in place that identifies: (a) which intersections merit a guard, based on data and community input, (b) which intersections have been assigned a guard, and (c) which ones actually have a guard working there at any given time.

# Summary



The members of Community Board Ten have advocated for additional school crossing guard allotment due to five new schools in District AND due to increases in overall school population and pedestrian traffic in certain parts of the District.

The District Office has received requests for additional crossing guards and have been told year after year that our allotment will not be increased as the overall citywide number remained constant.

FY2016 brings great news citywide – an additional 80 crossing guards. We must be proactive and ask that our request for additional crossing guards be reviewed and a fair increase to our total allotment be considered immediately.

Nov. 16

**Traffic and Transportation Report: November 9, 2015**

**Chair: Jaynemie Capetanakis**

Committee Members:

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

The membership of the Traffic and Transportation Committee met on Monday, November 9, 2015 at 7:00 pm to review the following:

1. The first item on our agenda was a briefing from representatives from the Tri-borough Bridge and Tunnel Authority (TBTA) to share points from the Verrazano Bridge Master Plan.
  - There are two parts to the Master Plan:
    - The first is bridge rehabilitation and reconstruction to keep the bridge operating in a state of good repair and to improve access, safety and meet modern design standards.
    - The second part is a Shared Use Access Study to consider the feasibility of a pedestrian and bike path on the Verrazano Bridge.
  - The bridge is 50 years old and on a daily basis carries over 200,000 vehicles per day. There are about 11,000 cars traveling from Staten Island to Brooklyn in a single hour each morning. Clearly, safety is a priority and the roadways need to be maintained and improved to handle the growing demand for commuters and travelers. This repair work will be done over the course of the next 25 years, which is several Capital Plan Budgets, at a cost of \$1.5 Billion dollars and just as the funding will be spread over time, the work will also be phased in to allow us to maintain usage of the bridge. They hope to extend the lifespan and extend the functionality of the bridge and its approaches, while maintaining safety and also minimizing any adverse impacts to the community or environment. The rehabilitation and reconstruction will involve work on both sides of the bridge. Currently, this work is in Phase One on the Staten Island side on the Upper Level approaches and westbound Lily Pond Avenue exit reconstruction. As many of you are aware, there is also a new flyover HOV ramp being constructed now. In Phase Two, they will continue the Phase One Rehabilitation and begin to restructure the ramps and roadways. As this is done, they will end the left hand exit to the Belt Parkway that is on the bridge and shift traffic to make space for a right hand exit to the Belt and a new connector to 92<sup>nd</sup> Street. Phase Three will be to reconstruct and widen the Belt connector ramps, so that all ramps would be able to handle two lanes. This will include work on the Belt Parkway Eastbound Merge, Gowanus Expressway/Upper Level and Lower Level Merge, and the 92<sup>nd</sup> Street Entrance Ramp. The most difficult aspect of the Master Plan is the Lower Level ~~Span~~ <sup>Suspended</sup> deck replacement. They will be replacing the existing concrete deck with a lighter material and strengthen areas for wind and seismic improvements. This is a challenge because there is limited vertical clearance and the cranes usually used for this type of work are very tall; secondly, there are columns and medians that can't be moved for lane shifts, as

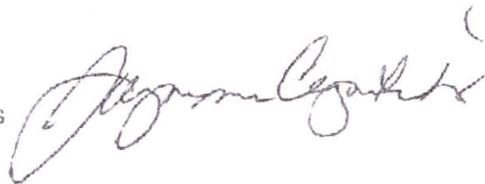
you would have an option to do in a more open space. By doing this work on the lower level, it will lighten the weight of the bridge—and this is directly related to the feasibility of a shared use bike/pedestrian path.

- In the second part of the presentation of the Verrazano Master Plan, we will discuss the shared use path. Keep in mind, it is a feasibility study to see IF this bike/pedestrian access can be designed. Like most 50 year olds, the bridge too has to watch its weight! It can't get any heavier than what it is now—and, that's really because it is a suspension bridge, not just because it's fifty. A suspension bridge has to have equal loading, so they would have to design two equally distant and equally weighted paths—it would be an addition of approximately 12,000 tons with pedestrians on one side and bicycles on the other. So when they use a lighter material to make the improvements to the lower deck, they would be removing 12,000 tons and this presents the potential to consider adding back the 12,000 tons of weight to create the Shared Use Access Path for bikes and pedestrians. The TBTA is looking to engage the community on this idea and get feedback now. The bridge was not originally designed for bike/pedestrian access, although historically, there has been discussion and groups have organized to promote the idea. It is rare to even consider retrofitting a bridge like this and it is a huge engineering undertaking. They have developed three different conceptual ideas for the creation of this Shared Use project and each option would cost \$300 to \$400 Million Dollars: they can build paths to go on each side of the lower level (like wings), which is about 250 feet above sea level; they can build paths to go on each side of the upper level (also, like wings), which would be about 275 feet above sea level; or they can build a new structure below the lower level that lifts when ships pass (this would be like a bridge under the existing bridge). To get the bikes onto the Verrazano, they will have to build a really long ramp, potentially from John Paul Jones Park on the Community Board 10 side, that may be about two-miles just to get up to the bridge. For pedestrians, they envision they can build a switchback ramp—this is a spiral similar to stadium ramps. Currently, there is an MTA Pilot program for a Bike/Ride buses to Staten Island and they will be using this data to inform the potential need for bike access.
  - Each Capital Plan spans over five years and the work on the lower level of the bridge will take about 15 years—so, this would be a 3 Capital Plan phase in. If the concept of a Shared Use Path goes forward, then there will be more studies with focus groups and it would not be happening until the year 2030. The considerations of whether there will be the Shared Use bike/pedestrian access is certainly worthy of our consideration and as this Master Plan goes forward it will be an issue we will monitor and share with the members of our community as information becomes available. The good news is that the Master Plan is based on improving safety and structural integrity of the Verrazano Bridge so that with proper maintenance it will last years into the future to help everybody get to Brooklyn.
2. The second item on our agenda was a Committee vote on the "Ragamuffin Way" Street Naming Application. This was a follow up to last month's presentation by Ragamuffin Committee Members to rename the intersection of 74<sup>th</sup> Street and 3<sup>rd</sup> Avenue "Ragamuffin Way" in honor of the upcoming 50<sup>th</sup> Anniversary of the Ragamuffin Parade. We met in quorum and the committee unanimously voted to approve this request.

The meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Jaynemie Capetanakis  
November 14, 2015



STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Phoenix 8201 Inc., d/b/a The Pearl Room, 8520 3 <sup>rd</sup> Avenue	11/6/15	500' Hearing
Pipin's Pub, 9023 3 <sup>rd</sup> Avenue	11/9/15	Alteration Liquor, Wine & Beer
Cala d'Or Group LLC, d/b/a Salud Restaurant, 7204 3 <sup>rd</sup> Avenue	11/13/15	500' Hearing
Northside House LLC, d/b/a The Harp Bar, 7710 3 <sup>rd</sup> Avenue	11/18/15	Renewal Liquor, Wine & Beer
Rosangem Rest Inc., d/b/a Casa Pepe, 112-116 Bay Ridge Avenue	12/1/15	Renewal Liquor, Wine & Beer