

**Community Board Ten Board Meeting Attendance
Community Board Ten District Office
Monday, January 25, 2016 – 7:15 pm**

Board Members Present: 32

Greg Ahl
Elizabeth Amato
Jumana Bishara
Jaynemie Capetanakis
Kevin Peter Carroll
Shirley Chin
Judith Collins
Doris Cruz
Khader El-Yateem
Ann Falutico
Michael Festa
Barbara Germack
Stephen Harrison
Victoria Hervas-Castaneda
June Johnson
Habib Joudeh
Ramsey Joudeh
Brian Kaszuba
Brian Kieran
Rhea McCone
Nick Nikolopoulos
Susan Pulaski
Mary Quinones
Husam Rimawi
Hani Sarji
Eleanor Schiano
Lawrence Stelter
Sandy Vallas
Brian Walsh
Mary Ann Walsh
Lori Willis
Jonathan Yedin

Board Members Excused: 16

Allen Bortnick
Paul Cassone
Ida D'Amelio
Donna Mae DePola
Judith Grimaldi
Ronald Gross
Bob Hudock
Katherine Khatari
Stella Kokolis
Nikolaos Leonardos
Adil Oualim
Dean Rasinya
Dilia Schack
Joanne Seminara
Joseph Shaia
Joseph Sokoloski

Board Members Absent: 1

Linda Sarsour

Ex-Officio:

Councilman Vincent Gentile

COMMUNITY BOARD TEN GUESTS

Date: January 25, 2016 – 7:15 PM

Subject: CB 10 Board Meeting – Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Tatiana Strickland	917 436 0372			DCA
Nicholas Massab 146 95th, Bklyn, N.Y. 11204	718-836-0527 917-699-8434		nmassab@gmail.com	95th. Blvd. Cllr President
Jan Filan	718-748-6919 Ext 80116		JFilan@bklynlibrary.org	Brooklyn Pub Library
Sharon Lohay	917 796 5021		slahay@bklynlibrary.org	BPL
Jenny Fischman	212 669 4662		jfishman@pubadvocate.nyc.gov	Public Advocate
Jue Epstein	917.991.4413		jillianre@aol.com	
Kipp Miller-Morgan				Dyker High School
Julia Webb	718 250 2143		webbst@brooklynda.org	Brooklyn DA
Tom & Pat Stramka	718 836 4408		tstramka@yahoo.com	
Nicholas Chubak				Officer Assemblymember Peter Vallentyne

COMMUNITY BOARD TEN GUESTS

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
9941 Fort Hamilton Pkwy Peter Lovett	(718) 439-4296			NYP Parks
Husam Rizman	917 975 4843		Husam Rizman HRizman@yahoo.com	Islamic Society Bay Ridge
LIAM MCCABE	718-630 5277		liam.mccabe @mail.house.gov	Rep Donovan
Christine Sisto	347-431- 6085		christine61396@gmail.com	
Kete Cuoco	440-315 5928		kete.cuoco@gmail.com	
Jesse Douglas	347.267. 0557		Jesse.Douglas83@gmail.com	
HAROLD EGEN	718-748- -8913		harold.egen @verizon.net	
Paul Apostolakis	917-376 1738		apostolakispa@ gmail.com	
Det Kirschner				NYPD
Sgt. Mucci				NYPD

**COMMUNITY BOARD TEN BOARD MEETING
JANUARY 25, 2016 – COMMUNITY BOARD TEN DISTRICT OFFICE
MINUTES**

Chair Kieran called the meeting to order at 7:15 PM and invited John Beckmann, Community Board Ten volunteer, to lead the Honor of the Pledge.

Chair Kieran asked for a motion from the floor to adopt the Agenda. Motion by BM Carroll, seconded by BM Vallas.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the December 21, 2015 Board Meeting. Motion by BM Kaszuba, seconded by BM Harrison.

PUBLIC SESSION

Tatiana Strickland from the Department of Consumer Affairs announced that the New York City's Commuter Benefits Law was recently passed. Employers with 20 or more full-time non-union employees must offer employees pre-tax up to \$255 for their commute to work. It is a win-win for the employer and employee.

June Johnson announced the third annual blood drive in memory of her son, Mathiew Johnson, will be held at PS 102 on March 15th. She reminded Board Members and guests that you can only donate blood once every 56 days and asked that you be mindful that you would not be able to donate on March 15th if you donate now. In the last two years over 180 pints of blood have been collected at PS 102 in memory of Mathiew.

Phillipa Morrish, representing Assembly Member Pamela Harris, announced that their Bay Ridge office is currently under construction, but will be opening soon. The Assemblywoman has been in constant contact with Sanitation Commissioner Kathryn Garcia concerning the Christmas trees that are still on our sidewalks, and has been promised that they will be cleared sometime this week. The Coney Island office is open and can be reached by calling there at 718-266-0267. BM Ahl asked where the Bay Ridge office will be, and was told it will be at 8525 3rd Avenue.

Larry Morrish announced that Assistant Speaker Felix Ortiz has obtained five or six grants for our area which will be announced in February.

Sharron Lahey and Jay Filan from the Fort Hamilton Branch of the Library spoke about the recent concerns they received from parents regarding incidents at that branch on Tuesday Jan. 19th. Please know that the safety of their patrons and staff is their number one priority, and the staff is trained to notify proper authorities when there are acts that are threatening in the branch. They notify the police and Breaking Ground which comes to the branch almost on a regular basis because they have a few homeless who come in and have issues. Some of the vets who are homeless have been identified so they will try to get them in touch with services. The local staff will be working with the local precinct to talk about having more regular drop-in visits so there is more of a presence in the branch. Nicholas Chamberas asked what happened at the branch and was told that they had two incidents of homeless people disrupting the library while there were children present. Chair Kieran stated that DM Beckmann would be covering this issue in her report. Mr. Filan said that no one was in danger in the library, the staff acted properly, the police came, security was notified and homeless outreach was called. They will continue working with homeless outreach and are grateful for the community's concern.

Jenny Fishman from the Public Advocate's office noted that they have published a list of the worst landlords in the City based on HPD and housing court complaints. It is a way to get these violations to the public and let the landlords know that they are being watched. They have also created legislation that would help the City take legal action against these landlords. She invited people to speak with her if they have any questions or concerns.

Fran Vella-Marrone stated that the Knights of Columbus is looking to have a street fair this summer. Last year they had a small three or four day feast held on their property which everyone in the community loved. Now they want to expand it and make it bigger and bolder so everyone in the community can enjoy it. She knows the Committee voted on it and supported it, and asked that the Board please consider this proposal. The Knights of Columbus is a worthy organization that does so much good in the community. She thinks this would be a great way to say thank you and help them because they put the money they raise right back into charity. She asked that we please support the request that the Knights of Columbus has submitted for their feast.

Julia Webb from District Attorney Ken Thompson's office announced that they had one case last week of a Staten Island resident who set up shop here in Bay Ridge and was committing financial fraud. He plead guilty last week. He stole approximately \$4.5 million and targeted the elderly. It is considered a hate crime and he will have to try to pay back that \$4.5 million and hopefully will be spending 12 years in jail. She brought press releases and literature on elder abuse for the community. Chair Kieran said that we have a large senior population and we cannot say it too often that if you are solicited on the phone or any other way, you have to question it.

With regard to the State Assembly Health Committee meeting, Nicholas Chamberas said Assembly Member Malliotakis wants everyone to know that she is mindful of the cuts being proposed. It is the usual targets, one of which is Downstate Medical Center. The governor has proposed taking away the right of spousal refusal. Every year the governor tries to take it away and every year the Assemblywoman opposes it. There will be a press conference in Brooklyn about this on Friday.

Victoria Hervas-Castaneda announced that the Narrows Community Theater has a new show, "Men Are Dogs", written by Joseph Simonelli which will be at St. Patrick's auditorium from February 19th to the 28th. Tickets are \$20 for adults and \$15 for seniors, and she urged everyone to attend.

Stephanie Giovinco from Councilman Gentile's office announced that the street renamings for Ragamuffin Way and Patrice T. C. Capo Memorial Way are waiting to be voted on in City Council. The Community Board has been working on special permits with their office and the Land Use Committee legal department within City Hall is working on drafting a letter to City Planning. They are in the process of drafting a bill regarding illegal conversions, which will be reviewed by the Committee shortly. Lastly, they had over 260 people contact their office for snow assistance through an organization called Wildcat, who volunteer their services through grant money. They generally do street cleaning on 3rd Avenue and 86th Street. They went out and helped seniors have their sidewalks cleared of snow. They got through about 60 homes yesterday, and were finishing the list today and tomorrow.

Liam McCabe said Congressman Donovan was busy passing the Zadroga Act. He announced a Veteran's Career Fair, which will be held on February 18th. As far as homeless veterans go, his father was a homeless veteran, and he encouraged anyone who knows of any vets in need in the community to please contact him or Fran Vella-Marrone. He thanked DM Beckmann for the work she did recently helping with the homeless count, and he thanked her personally for helping out with the run they did in the fall, which was very successful. Thousands of dollars raised for homeless veterans.

Peter Lovett from the Fort Hamilton Senior Center noted that they are shoveled, cleared, salted and things are good.

Dan Abramson from the Mayor's Community Affairs Unit applauded New York's Strongest for the cleanup. He announced that 2015 was the second year in a row that crime went down. It was also the second lowest year in terms of fire fatalities. Vehicular fatalities are down 22% since the Mayor took office and Vision Zero is a priority going forward. Graduation rates went up to 70% for the first time. Shot Spotter is being expanded to the Rockaways and Coney Island. It detects where shots are coming from and helps police better find the shooter in the aftermath. Hopefully it will help bring down crime in Brooklyn. The Mayor released his

preliminary budget, which is an \$82.1 billion agenda which includes investments in City workforce, mental health care, homeless reduction and prevention, and expanded education. With regard to snow removal, he knows it is taking some time in some areas and DSNY is doing its best to recover after what was the second greatest amount of snowfall ever in New York history. Chair Kieran asked if there is a plow New York app and was told that if you google Plow New York, or Plow NYC, you will find a dynamic map that shows you where the plows have been and how long it has been since they have been there. This information, along with feedback from Community Boards, elected officials, and other civic organizations is being used to try to get the DSNY workers out to the areas that need them the most.

PUBLIC HEARING

In the matter of a proposal by the NYC School Construction Authority for the site selection of the property located at 621 86th Street for use as a Department of Education District 20 Pre-K, Zoning and Land Use Committee Chair Falutico rendered the joint Committee report. See attached. Discussion followed.

It was noted that the Committees did not meet in quorum, so a motion was needed from the floor. Chair Kieran noted that this site is the former Community Board Ten District Office located on 86th Street adjacent to the highway. The Committees' recommendation is not to approve the plan to turn it into a Pre-K. Motion by BM Vallas, seconded by BM Willis.

BM Stelter asked what the building was originally and was informed it was Department of Sanitation. DM Beckmann noted Community Board Ten occupied the location from 1977 to 2009. BM Capetanakis asked if there was any outlet there from the yard onto 85th Street. DM Beckmann replied that there is an outlet onto 85th Street for emergency egress but it is very narrow, probably three feet wide. The rear of that apartment building is like an "L" and extends out. BM Capetanakis said that only if there were a way to utilize that dead end block on 85th Street to take away the danger on 86th Street, could she see it as something feasible. BM Stelter said that Gatling Place is actually the ramp for the expressway. BM Kieran said that traffic going toward the bridge would be coming up toward 86th Street.

BM Hervas-Castaneda asked if the DOE representative explained how dismissal would look. DM Beckmann replied that they mentioned at the meeting that they are in consultation with the Department of Transportation to do a study at that intersection to talk about both the traffic capacity as well as sidewalk capacity.

Fred Maley from the School Construction Authority stated that on December 22nd the School Construction Authority issued a proposal of the idea, copies of which are on the front desk. That opened up a public comment period of 45 days, which extends to February 5th. Now they are looking for public comments because they have not done a design. When the State Legislature created the School Construction Authority, they exempted them from the ULURP procedure, so you are used to developers coming here with designs, but that is not the case with them. They are at the very beginning and asking for the public's comments through February 5th, which should be given to the Vice President, Ross Holden, School Construction Authority, 30-30 Thompson Avenue, Long Island City, New York 11101, or email them at sites@nycsca.org. Any comments they receive will be taken into consideration in the design process, such as the 40' frontage, what the viable alternatives are, and as mentioned by DM Beckmann the traffic study which is yet to be done. It will take a few months before they can come up with proposals as to how to properly address and mitigate the traffic concerns. They do not have a design; it is not finalized. It is just the very beginning and they welcome the public's comments.

BM Harrison said it will cost money to do the traffic study. It seems to him that if he has ever seen a waste of taxpayer money that is it. He thinks it is almost ridiculous to even think about it. With that in mind, Committee Chair Falutico thinks we should construct the motion around that we reject the site and also do not look favorably on any continued efforts to study the site. BM Kaszuba said the frustrating part about this application is that the Committee is asked to approve a site without seeing a design. Even if they come back with a great

design, we do not feel like anything they come up with would be good. He agrees with BM Harrison that any study would cost money and be pointless.

BM Vallas said you are dealing with a UPK program which is young children. You have an off ramp of a highway which accommodates cars and trucks. You have to consider exhaust fumes and how it will affect the children and the building. Secondly, the traffic in the area between the off ramp and 86th Street will make it a nightmare for drop-offs in the morning and pickups in the afternoon. We have to think about not only the students, teachers and parents, but about pedestrians and vehicles during the day. BM Willis agrees that crossing the street would be hazardous. In addition, this was envisioned as a walking and dropping children off situation, but the reality is it just does not happen. People will be lined up and double parked on 86th Street. She does not know how you can get children in and out safely regardless of how the building is designed.

BM Cruz made a friendly amendment to the motion saying that the Board feels so negatively about this site that it is so inappropriate for a Pre-K situation that we do not feel any further funds should be invested in the continuation of the study of this site for a Pre-K project. Motion seconded by BM Harrison. In addition, BM Harrison said it will take six months to one year minimum to construct this, during which it is almost impossible to envision that there are not going to be major disruptions on that ramp, which already has major disruptions getting off it. That is another consideration that to him makes it absolutely pointless to go further.

Committee Chair Falutico wants to add a clause which is in the spirit of the results of that meeting, which is just to say that the Committee has looked favorably on Pre-K concept in general at other locations, just not at this site.

Motion: CB10 to write a letter to the NYC School Construction Authority rejecting the proposed site selection of the property located at 621 86th Street for use as a Department of Education District 20 Pre-K. Since Board Members feel so negatively about this site and it is so inappropriate for a Pre-K situation, we do not feel any further funds should be invested in the continuation of the study of this site for a Pre-K project. However, the Board is strongly in favor of finding other more suitable sites for Pre-K programs in the community district until the need for additional seats has been met. Board Members strongly encourage the SCA to investigate the sites suggested by Council Member Vincent Gentile for possible use as future Pre-K sites. All in favor; motion passed unanimously.

Fred Maley thanked the members of Community Board Ten for their clarity.

Andrew Gounardes from Borough President Adam's office announced that Community Board applications are now live on the Borough President's website. The new applications and renewals are due February 15th by midnight. There is a strong preference for on-line applications this year. There is a paper application on the website which can be printed and mailed in, but Borough Hall is not providing paper copies. You fill out everything online and it gets submitted to their system right away. The application can be found at: brooklyn-usa.org/community-boards. Additionally because of state law changes last year there can be up to two members on each board who can be appointed at the age of 16 or 17 years old. If you know teenagers in any of the local high schools who live in the area who you think are civically minded and would make good additions to the community board please let them know about it. BM Harrison said he has always received notification plus an application previously. Andrew replied that Board Members should have received an email from their office, and he will follow up on that. DM Beckmann said that she could send an email with a link to everyone who is up this year. BM Johnson asked if the two teenagers would be in addition to the 50 Board Members and was told that part of the 50 allocation would be two teenagers, and they would be voting members.

CHAIR'S REPORT

Chair Kieran said he was very pleased with the City's response to the snow storm. He thinks the City did the right thing and was well prepared. Kudos to all the workers, volunteers, grant funded workers and everyone

else who pitched in. He mentioned that the committees are always working on things, individually with their own groups and civic organizations, and we do not always get the chance to share what is going on. But one thing he and the District Office have been working on is trying to get a track on some of the things in our neighborhood that we would like to change. We are happy about the snow removal and the snow response, but there are some things we are still unhappy about. There are things to complain about, but some things are more serious than others. One of them is the Prince Hotel on 93rd Street. You would be hard pressed to find someone to say “that is great”, “I am so happy it’s there”. We have at times raised our voices and said we would like to have changes. We have gotten cooperation from the City and Police Department at times, but they cannot be in the halls and rooms and watching one particular place because it happens to be a magnet for problems and untoward things in the neighborhood. We have been pushing with the Mayor’s Office of Special Enforcement, the Community Affairs Unit, and with Daniel Abramson’s help to try to get some sort of plan of action. This is a building that has a mountain of violations. It is not in compliance with its Certificate of Occupancy. It is basically operating illegally. The real question is how can that go on? He knows if he suddenly turned his one family home into a 10 family home, in a short time people would be coming by and rightly so. He does not know why certain property owners, organizations and certain places can act with impunity and do what they want and thumb their nose at the community. His question is “why does it go on?” If it takes the community, one by one, person by person, to go out there and do what must be done, he is ready to do that on his own as an individual, as a taxpayer, as a citizen, as a resident of Bay Ridge. He will stand out there with a sandwich board asking that question. He encouraged everyone to consider what they would like to do about that problem and we will talk about it more in the future.

Daniel Abramson said it has been really good working with Chair Kieran and DM Beckmann on this issue. He is certainly learning a lot. This building exists in a gray zone. The next step is not exactly clear, but he is committed to working with Community Board Ten and the agencies to make sure it comes into compliance. Chair Kieran said he is ready to work on his own, with the community board, with individuals and do what needs to be done because this has been going on for a very long time. Park Slope was able to have another location owned by this same property owner closed down, a very similar type of property, in their neighborhood. If they can do it, then certainly we can do it as well. BM Schiano asked if we tied our concerns in with the Pre-K that they were going to put on that block. Chair Kieran responded that we did, and it definitely will be a factor for families who will bring their children there. DM Beckmann said this is true especially with the recent arrest at the location that involved drugs and guns.

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

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

BM Carroll asked when the Knights of Columbus festival will close 13th Avenue and where will the people from 84th and 85th Streets be allowed to drive. Will it be like Summer Stroll where they will be able to drive down 85th Street and cross 13th Avenue, or will 85th Street be closed? Committee Chair Capetanakis noted that they anticipate the festival being three days with two days for setup and breakdown. DM Beckmann noted that if this is approved it would be a full closure from 84th Street to 86th Street, but at this point she does not believe the City would entertain that and they were willing to limit it to one street – 85th Street to 86th Street – so in that case it would be open. If the application is approved from 84th to 86th Street, 85th Street would be closed just

during the time of the festival, which she thinks is 6:00 to 9:00 PM. BM El-Yateem asked about the buses and was told they would be re-routed.

BM Kaszuba said he was the lone vote against this application at the Committee meeting because it would be a multi-day vs. a one day festival. He thinks that affects the buses, traffic, those around it more than just a one day festival. He would be more comfortable with approving for a one day festival that takes up more of 13th Avenue than a two day festival.

Chair Kieran noted that it has 3:00 PM on the application. DM Beckmann replied that most applications like Summer Stroll begin at 3:00 PM because that is the setup time. The street is not actually closed at that time. The time the Knights of Columbus had last year was a 5:00 PM start and a 9:00 PM end time. The permit usually allots longer than that but in this case we usually hold a hard rule in the application for a 9:00 PM end time.

Committee Chair Capetanakis stated it comes down to the City and right now there is a moratorium against new festivals. BM Harrison asked if there was public notice and DM Beckmann replied that we did a public distribution. She noted that the street from 86th Street to 85th Street has no houses at the front. We heard from one neighbor who was concerned about her driveway and wanted to make sure she has ingress and egress. She has a corner lot and they said the Knights of Columbus would accommodate her. We did an extensive outreach on the side streets as well as 13th Avenue and received one comment. We did receive some emails in support. We have one other multi-day, multi-block festival which is Holy Cross on Ridge Boulevard. We do not have any in Dyker Heights because years ago we had an active 13th Avenue Merchants Association that had a festival, but once you did not have it for one year, you were on the moratorium list. The likelihood of a multi-day, multi-block being approved is very small. The City mentioned that they would work with them to maybe do a one day event limiting it to 85th to 86th Street.

BM Cruz noted that they said they had an event last year in the parking lot and asked if that was their first year. DM Beckmann said that it was. They had this festival contained in their parking lot area, but it was so popular that it spilled out onto the sidewalk and corner and they were very happy with the success of the event. We told them that 86th Street would not be a good idea; that 13th Avenue is less crowded and their property does abut it, it would be pretty much off the beaten path, and the bus re-routing would not be as difficult on 13th Avenue. Committee Chair Capetanakis noted that they also mentioned they had tried to use the building itself and they could not get vendors to their lower level. The vendors wanted to be outside where more people could see them and potentially get more business.

Motion: CB 10 to support the Festival Application submitted by Knights of Columbus for 13th Avenue, 86th – 84th Streets, September 7-12, 2016 although we understand the moratorium is in effect, and request that the City work with this applicant. 30 in favor. 2 opposed – BM Carroll, BM Kaszuba. Motion carried.

Tom Stramka, Maureen Stramka's son, thanked the Community Board, the Committee, neighbors, and friends, saying his mom would be very proud. Irene Hanvey also thanked the entire staff of Community Board Ten and the Traffic and Transportation Committee for their votes and support for naming 78th Street and 3rd Avenue "Maureen Stramka Way". It is such a great tribute and most fitting to honor the life of Maureen for her work and dedication to Bay Ridge. BM Quinones suggested to the Board Members that we make this a unanimous vote.

Motion: CB 10 to approve the Street Naming Application submitted for "Maureen Stramka Way", 78th Street and 3rd Avenue. All in favor. Motion carried.

Sara D'Amato, Salvatore D'Amato's daughter, thanked the Committee.

BM Stelter asked if this was going to be at the triangle and was told it will be at the east side of 5th Avenue in front of Harbor View Car Service. Stephanie Giovinco from Councilman Gentile's office advised that the exact address and location should be included when the request is submitted.

Motion: CB 10 to approve the Street Naming Application submitted for "Salvatore (Sal) D'Amato Place", on the east side of 5th Avenue between 94th and 95th Streets, closest to 9419 5th Avenue. All in favor. Motion carried.

BM Johnson asked why the Board was not voting on the street naming application for Howard Dunn's Way tonight and was told that the guidelines say we have the meeting with the presentation, followed by the vote the second month. Committee Chair Capetanakis explained that the family of Carol Lemmon did not have a chance to gather all their evidence. So they will come to present their evidence to the T&T Committee so they can vote on it and then share the information with the Board, and then vote the following month. BM Johnson said each one of us has so many wonderful stories about Howie Dunn. DM Beckmann said his daughter will be at the February board meeting and we will vote then. BM Pulaski pointed out that the renaming requests for Maureen Stramka and Howie Dunn are both at 3rd Avenue and 78th Street and was told that they are on two different corners, one on the west side and one on the east side.

POLICE AND PUBLIC SAFETY COMMITTEE

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

With regard to the new SLA application for Annabell's Pastaria, BM Falutico asked if there would be two Italian restaurants next to each other and was told that Bella Luna is closed and will not be reopening

Motion: CB 10 to approve the SLA Beer/Wine application for Annabell's Pastaria, Inc., 717 86th Street. All in favor. Motion carried.

Motion: CB 10 to disapprove the SLA Beer/Wine Application for Hot Pot Blog, Inc., 828 64th Street unless the following stipulation was agreed to and met:

- **The applicant shall obtain and furnish a Certificate of Occupancy permitting restaurant use of the premises.**

All in favor. Motion carried.

With regard to the SLA On Premise application for 7110 Ridge Partners LLC, Chair Kieran thanked Committee Chair Willis for the detailed report and the Committee's work, and noted the Committee's recommendation is to disapprove the application.

BM Falutico said that they have a Certificate of Occupancy that supports the use they propose. DM Beckmann said there is a BSA stipulation on the C of O because of its size. It does clearly state on the C of O the stipulation that you must have a security plan. That BSA variance can be challenged if there are problems or issues at the establishment and they have not abided by it in the past which has been problematic. However, it is part of the Certificate of Occupancy because cabaret use was not allowed as of right. She did reach out to the Board of Standards and Appeals who said if we have issues or problems with the C/O should it be occupied in the future by a different applicant who does not apply by that, we could request to re-open the BSA hearing. Chair Kieran said that this applicant presented no security plan. He thinks that we consider making part of our recommendation some of the information sent to the BSA to let them know that here is an applicant ready, willing and able to try to get a liquor license who has presented no security information and apparently is making their application disregarding the Certificate of Occupancy as it exists. Maybe some action should be taken on that. He called a vote to disapprove the application with language sent to the BSA as well.

Motion: CB 10 to deny the SLA On Premise Application for 7110 Ridge Partners LLC, 7110-7112 3rd Avenue, with language to the Board of Standards and Appeals letting them know that the applicant is disregarding the Certificate of Occupancy as it exists. All in favor. Motion carried.

Chair Kieran said we will follow this one up and when it goes before the SLA we will pay attention to that and monitor it. He thanked the Committee for their efforts.

PARKS COMMITTEE

Parks Committee Chair Johnson rendered the Committee report. See attached. Discussion followed.

Committee Chair Johnson explained that Mayor de Blasio is allocating \$50 Million to the City under One New York City for eight projects to create spaces called Parks Without Borders. The idea is to eliminate the fencing around the parks. There is currently a lot of park space that goes all the way out to the curb that is not being used. They are trying to facilitate areas where people do not have to go all the way into the park. It is up to each Community Board to submit projects on how they feel attractive spaces fitting the criteria could be created. The Committee decided to just submit one project. They felt it is stronger to submit one great project, but we have to consider that we are competing with the whole City. Jimmy Johnson from Narrows Botanical Gardens and Dave Matthews from Owl's Head Park discussed different projects at the Committee meeting. Parks Chair Johnson and DM Beckmann asked them to collaborate and come up with one great project. The project they are working on is near the 69th Street Pier. We have until February 28th to submit the application. DM Beckmann said it is shaping up very nicely and the Board will see pictures of it next month.

BM Falutico asked if they are looking at sites where the sidewalk and park is the same elevation and was told they were. The projects they are discussing are really exciting, but again we are competing with the whole City. The projects that are going to be chosen have to be splashy and exciting. She is sure Jimmy Johnson and Dave Matthews will come up with something spectacular. BM Carroll asked if we will be voting next month and Committee Chair Johnson replied yes. BM Cruz clarified that it is the area on the waterside of Shore Road from 69th Street to 68th Street where there is a fence and a path. This would definitely be a spot that could be doing what the criteria states – taking down the fence and making it user friendly.

OLD BUSINESS

Chair Kieran said that Xaverian is in the process of planning a great expansion of their school, not to necessarily expand its footprint or change its size. They are looking to get City backing to borrow money to make classrooms and lounges and creating more co-ed facilities. This is something that will come up in the next couple of years.

BM Stelter noted that the photograph on the wall is a 100 year old R train photo.

BM Johnson asked if the Board will be voting on the Xaverian budget. Chair Kieran replied that we would not. We received notice and information from the Borough President's office.

BM Quinones announced that she recently resigned from her position at NYU Lutheran because her father fell on Christmas day and broke his neck. She could not figure out how to work full time and take care of him so the responsible thing to do for her family was resign. NYU Lutheran is figuring out who the contact person will be going forward for the Board. As soon as they decide she will bring that person along to introduce them to the Board.

BM Kaszuba thinks the most consistent areas that are not attended to during snow storms are the corners and crosswalks. It is hard enough for average pedestrians but for seniors it is almost impossible. Mothers with

young children trying to walk with carriages is impossible. He suggested that the Board, through the appropriate committee, take up this issue, try to work out some solutions, partner with our Council Member's office, appropriate City agencies to either impose bigger fines to the owners responsible for the adjacent properties or to look into ways the City can take on the responsibility. It is a citywide issue but he thinks if we can figure out solutions for our own community. BM Mary Ann Walsh added that the corners by 75th Street and 5th Avenue need drainage. BM Stelter added the bus stops need to be cleared. This morning there was a 5' high bank of snow with a dozen kids lined up for the bus. The B4 came and they had to climb over the bank of snow. In the old days there was always someone with a shovel who would shovel it. Chair Kieran said maybe we can add this question to our next agenda for the Traffic and Transportation Committee to see if we can get information and toss it around. BM Vallas said it is a good idea and he would like to discuss it, but his concern is that when a property owner shovels snow from the sidewalk, they will not permit you to throw it in the street or you will be fined. You have to clear a walking space; where is the snow supposed to go? You are pushing it from one end to another end and trying to clear as much as you can. And the plows are plowing it right back into where you cleaned. The only part he disagrees with is adding another fine to a property owner. Chair Kieran said we will address the corner safety.

NEW BUSINESS

With regard to the former Community Board Ten District Office building at 621 86th Street, BM Harrison noted that last week after the Committee meeting, BM Hudock mentioned one of the problems we are left with if we do not do something with that building is that it just lays there and does nothing. It is an ugly building and there is nothing we can do with it because the City owns it. One of the things he mentioned that we just spoke about is that if you tore the building down you would have more room there to expand that exit ramp which is so difficult to negotiate and backs up very far. It might be something that might be worthwhile exploring if you put it to the Traffic and Transportation Committee and made a suggestion to the Department of Transportation that they look at that possibility. Chair Kieran asked if that building went up for auction and DM Beckmann replied that the building was going to go up for auction and then Councilman Gentile asked that it be looked at once again for an agency to make it into an art space. There was no agency willing to do that, so it then went to the Department of Education. BM Harrison said that it is worthwhile looking at the potential. It would cost almost nothing to tear it down and it seems to him it might relieve the traffic problem on that corner. Chair Kieran said we will add it to the agenda.

BM Schiano said kudos to the Fort Hamilton Branch Library. The personnel deal with typical situations all the time. They do not have the security the way they should have, and the 68th Precinct was right there. She happened to walk in that day. They had the man outside - the Precinct was taking care of him - and inside everything was normal and under control.

Motion by BM Vallas to adjourn. With no further business, Chair Kieran adjourned the meeting at 9:00 PM.

COMMITTEE REPORT

Community Board 10 Youth Services, Education and Libraries Committee

Bob HuDock - Chair

January 25th, 2016

A joint meeting of the YSEL and ZALUC Committees met on Thursday, January 21st for an informational meeting with members of the School Construction Authority regarding a proposed Pre-K site at located at 621 86th Street. This is the site of the old CB10 office, right next to the off-ramp from the highway. There was no quorum.

The proposal would entail demolition of the existing building and construction of a new 3 story building for 108 full-day Pre-K students. The site is intended to be walkable for most or all parents. Representatives from the SCA explained that they always engage an independent traffic consultant to analyze their sites and they partner with the DOT very closely to assess the safety of all proposed sites.

Regarding the need for additional seats in the community, the SCA pointed out that there were 600 Pre K seats in the district last year up from 300 the year before. Diane Gounardes, Director of early childhood education for District 20 who oversees the district's Pre K program, informed the committees that the Fifth Avenue site opened this year on the ground floor of the municipal parking garage had 500 applications for 20 seats, so there is clearly a need for more Pre K seats.

Questions from the committee mainly concerned problems with traffic and with the sidewalk fronting the property being far too small to accommodate the crowds anticipated at drop off and dismissal times. DM Beckmann pointed out a longstanding problem with the rear yard at the location attracting rubbish, rats and other vermin

Laurie Windsor, CEC President, informed us that the CEC unanimously opposed this site, citing many of the same concerns.

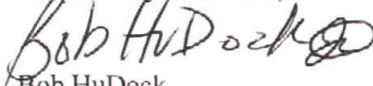
Councilmember Gentile spoke, saying that while he's glad to see an agency take interest in the site after a number of other ideas for the site had been considered and rejected, he is not in favor of this site for use as Pre K until there is a safety plan in place first. He then noted two other potential sites for Pre K in Bay Ridge, one at the Church of the Generals, another at the parking lot across the street from Brooklyn Market on 3rd Avenue and 81st street which is currently on the market.

In addition, Senator Golden sent a representative to tell us that the senator was not in favor of this site. Several members of the public also expressed their opposition to the site.

The Joint Committee met after the public session to discuss and vote on the proposal. We voted unanimously to reject this site as a Pre K site but with the stipulation that we are strongly in favor of finding other more suitable sites for Pre K programs in the community district until the need for additional seats has been met. We strongly encourage the SCA to investigate the sites suggested by CM Gentile.

Thank you

Respectfully submitted,



Bob HuDock,
Chair, Youth Services, Education and Libraries Committee

DISTRICT MANAGER'S REPORT

January 25, 2016

Good Evening Board Members:

I have to take a moment to extend our appreciation to the men and women of Sanitation BK10 for their hard work during Saturday's record setting blizzard of 2016. Special thanks to BK10 Super Nando Sala and the men and women in DSNY BK10 who did a tremendous job clearing streets and highways in District Ten. I have to say we received very few complaints this morning...no complaints in fact about street clearing. The complaints we received today were focused on walking areas – bus stops, crosswalks, overpasses, step streets and pedestrian bridges.

The District Office received regular updates from DSNY as well as from our elected officials' offices, Daniel Abramson, Mayor de Blasio Community Affairs Unit. In addition, we extend our thanks to all emergency responders in District 10 who worked through the storm. We are grateful for Patrol Borough Brooklyn South Assistant Chief Powers and his Community Affairs team, Captain Raymond Festino and Community Affairs team at the 68 Precinct who were out working to keep us all safe and reached out during the storm.

We have some bad actors – areas where snow is not plowed on private property to the frustration of local residents. This is especially hard for seniors who are pedestrians and need to get around who are frustrated they cannot traverse uncleaned sidewalks. Those who do not clean will be subject to a violation for failure to clear sidewalk.

We have received many emails from City Agencies throughout the storm. As we continue to clean up, they are asking that we help get word out about the following important issues:

*** DO NOT SHOVEL SNOW INTO THE STREET** – This will hamper DSNY efforts and create hazardous street road bed conditions.

***PLEASE HELP CLEAR CORNER CATCH BASINS** – If you live near corner catch basins please try to clear area. Clearing catch basins allow for water flow and prevent on street flooding.

***CLEAR FIRE HYDRANTS** – Clearing fire hydrants assists first responders and helps all should a hydrant be needed in an emergency.

***CHECK IN ON ELDERLY NEIGHBORS** – With nearly 25 percent of our residents seniors – this is so important – Please check on your senior neighbors.

Last month as you recall we had several residents join our meeting to seek the Community Board's assistance with two quality of life complaints associated with the Dyker Junior High School. The first was a problem with disorderly groups of teens who congregate in park setting fires and fighting. This continued with another fire last weekend where 911 had to be called. I reached out to the 68 Precinct Commander and residents to address the issue. The second issue was noise associated with late night construction at the school contrary to agreement set forth by the residents at an August Town Hall meeting. We received pleas from several 80th

Street neighbors for assistance – construction work plagued with issues, as the noise from this project has been disruptive – and residents are exhausted.

The agreement was that all loud work would stop at 10PM – clean up until 11PM and all workers out by midnight. Residents learned that New After Hour Variances were approved by DOB from January 16th through the 29th and included permission to work Monday through Friday from 6PM to 2AM and Saturday 7AM to midnight. In response in a letter to Borough Commissioner Gluckman I requested that DOB adjust the After Hour Variance to the community agreement. While our SCA liaison contacted us – to explain the After Hour Variance and reasons it is necessary and that they would see the contractor abided by its agreement – residents shared details of their frustration. SCA liaison Steve Gonzalez requested a list of residents. Residents remain frustrated at the duration and level of noise that continues at this job. CB10 had dealt with noise variances on city owned buildings – including schools – none have received the amount of calls as this AND most contractors include noise abatement efforts – which should be the standard in awarding any contract.

The intersection of 63rd Street at 9th Avenue has been a recurring problem with street cave-ins impacting the crosswalk for students at P.S. 69. Although it was recently filled by DOT, the street is treacherous to cross and there have been several borough wide meetings with DOT and DEP in relation to streets with recurring depressions that may be in need of capital trench restoration.

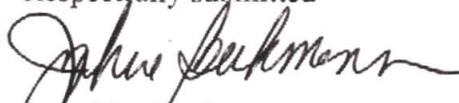
NYC Homeless Count has been rescheduled for February 8th. The Homeless Outreach Population Estimate (HOPE) needs thousands of volunteers to canvass parks, subways and other public spaces to survey the number of people living unsheltered in the city. The local meeting point is P.S. 102 and if anyone is interested please let me know. In recent weeks the number of homeless complaints has risen especially in the area around 95th Street. I have reached out to Breaking Ground and the 68 Precinct regarding the increase in calls of concern. Casey Burke of Breaking Ground confirmed the increase in the numbers of homeless in this area and they are working hard on making contact with the hope these individuals will accept services.

Some good news we learned about is that at a District Manager/Chairs meeting with Assistant Chief Powers we were informed that citywide there will be 200 police officers receiving special training to assist with the homeless rise in NYC.

Other news from today's meeting with NYPD Patrol Borough Brooklyn South – there is an Auxiliary Class beginning in March – anyone interested or know anyone interested in serving as an Auxiliary Patrol officer should contact the local precinct.

The next General Board Meeting for Community Board Ten will take place on Monday, February 22nd, 7:15 PM, at the Norwegian Christian Home.

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	\$229,895.00
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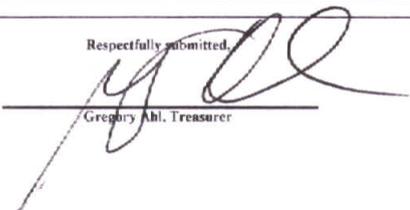
	7/31/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/28/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D
DISTRICT MANAGER	\$12,757.46	\$8,495.56	\$8,495.56	\$8,495.56	\$8,495.56	\$12,743.34							
COMMUNITY COORDINATOR	\$7,713.71	\$5,136.78	\$5,214.76	\$5,265.22	\$5,265.22	\$7,897.83							
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$2,166.00	\$1,444.00	\$1,455.25	\$1,480.00	\$1,480.00	\$2,220.00							
Total Personal Services	\$22,637.17	\$15,076.34	\$15,165.57	\$15,240.78	\$15,240.78	\$22,861.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$108,221.81

ExpensesCode	Description	7/31/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/29/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D
10B	Telephone	205.93	205.65	205.10	207.92	201.50	206.26							
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials			583.41										
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment		75.00		75.00									
332	Data Process Equipment													
337	Books													
402	Tel. Communications													
412	Rental/Misc. Equip		386.82	149.00	237.00	193.00	193.00							
417	Advertising													
431	Leasing Misc. Equip.													
451	Local travel expenditures													
602	Telecomm. Maintenance		63.14	31.61	31.61	31.48	31.48							
613	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual						180.00							
624	Cleaning Services	160.00	160.00	160.00	160.00	160.00	160.00							
608	Iron Security Gate Maintenance													
676	Awning													
Total Other than Personal Services		\$366.93	\$890.61	\$1,129.12	\$711.53	\$585.98	\$770.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,453.91

TOTAL PS AND OTPS EXPENSES	23,003.10	15,966.95	16,294.69	15,952.31	15,826.76	23,631.91	0.00	110,675.72						
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TOTAL UNCOMBURED BUDGET BALANCE														\$119,219.28
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Respectfully submitted,


Gregory Ahl, Treasurer

Traffic and Transportation Report: January 11, 2016

Chair: Jaynemie Capetanakis

Committee Members:

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

The membership of the Traffic and Transportation Committee met on Monday, January 11, 2016 at 7:00.

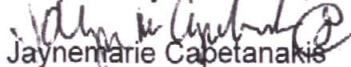
1. The first item discussed was a presentation for a multi-day, multi-block festival sponsored by the Knights of Columbus for September 7th to 12th at 13th Avenue from 84th to 86th Streets to celebrate the Feast of Madonna di Montevergine. Regarding street festivals, New York City has had a moratorium on new street festivals since 2007 due to the manpower constraints and over-time costs for multi-day street fairs. This moratorium is in effect for 2016 and the decision to allow this festival will ultimately be up to the city. Our Community Board will only be able to issue a recommendation regarding this new permit. The Knights of Columbus did operate a festival last year on their property, however, they would like to expand to 13th Avenue to have more vendors and rides. Representatives from the Knights of Columbus shared with us that their organization has a history of giving back to the community, including donations of food, money, turkey vouchers and to Reaching out Life Center. Last year, the Knights of Columbus festival raised a profit of \$3000; approximately \$1600 was donated to the sanctuary in Italy for the Madonna di Montevergine and the rest went back into the community through various charitable donations. The Knights hope that by expanding the footprint of the festival to 13th Avenue, they will in turn raise more money and be able to donate that much more both to their patron saint and also to the community. The committee received one letter from a neighbor who expressed concern over vendor parking and the Knights agreed to make sure that the vendors were respectful of neighboring property. Representatives from the Dyker Heights Civic Association also came to support this presentation and spoke of the commitment of the Knights of Columbus to giving back to our community. The Traffic and Transportation committee voted six to one in favor that although we understand the moratorium is in effect, we recommend in favor of this application and request that the city work with this applicant.
2. Next was a follow up and vote for 78th Street and 3rd Avenue to be named "Maureen Stramka Way." A monumental amount of evidence had been submitted to the Committee in December. Ms. Stramka was a lifelong volunteer and community advocate who served as president of several organizations, including the Lions Club, and the Ragamuffin Parade. She was a well-respected volunteer of many groups including at the Fort Hamilton Army base, Merchants of Third Avenue, and our own Community Board 10. The committee voted unanimously in favor of this application.
3. We also had a follow up and vote on the east side of 5th Avenue by Harborview Car Service to be named "Sal D'Amato Way." Mr. D'Amato was the owner of Harborview Car Service for over 30

years. The committee received a binder of overwhelming evidence documenting Mr. D'Amato's dedication and advocacy as a businessman and philanthropist in our community. The committee voted unanimously in favor of this application.

4. The next item on the agenda was a follow-up to having 71st Street between 8th Avenue and Fort Hamilton Parkway to be named Carol Lemmon Way. The family members who brought this application in December were going to be away and unable to provide evidence by the date of this committee meeting. The committee voted unanimously to table this application until the family can return.
5. The last item was to name 78th Street and 3rd Avenue "Howie Dunn's Way." Although Mr. Dunn passed away recently, the application was requested now due to the fragile health of his widow. Mr. Dunn was a World War II veteran who was a well-known advocate for veterans and also for patriotism. He was a member of the Amity Post of the American Legion, former Post Commander, and came up with an idea over twenty years ago to "plant" flags along Third and Fifth Avenues with the permission of store owners. In addition to the American Legion and Kings County Memorial Day parades, Mr. Dunn was an active fundraiser for the Wounded Warrior project and spent many years as a volunteer for the Boy Scouts of America. At this meeting, his daughter brought an abundance of evidence to the committee. This included numerous awards, certificates of commendation, newspaper clippings and letters of support. Mr. Dunn's influence was so wide that at our own committee meeting several members shared personal stories of how Mr. Dunn made a positive impact in their own lives. This issue will be voted upon at our next Traffic and Transportation committee meeting in February.
6. Members of the community also came to the meeting to bring an issue of concern to our attention. They are concerned about the corners of both 77th and 78th Streets that border Colonial Road. They have seen a number of accidents and are concerned about speeding and have requested a traffic light. According to Community Board 10 records, a feasibility study was last done in June 2014 to request a traffic light. We agreed that Community Board 10 can send a letter to ask for a feasibility study on both 77th Street at Colonial Road and 78th at Colonial Road. We will also ask NYPD for speed enforcement on the residential blocks of Colonial Road.

The meeting was adjourned at 8:15 pm.

Respectfully Submitted,


Jaynemie Capetanakis
January 23, 2016

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

Date/Time: January 19, 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)

SLA Wine/Beer Application for Annabella's Pastaria Inc.

Premises: 717 86th Street

200 Foot/500 Foot Hearing: n/a

This is an SLA Application for a new restaurant Wine/Beer License. The premises is a portion of the location of the former restaurant Bella Luna, made up of the building storefront premises next to Dyker Park Bagels. The applicant is owned by the same owner as Bella Luna, Mr. Nicholas DiLeo, who appeared for the applicant. The owner wished to downsize, so he closed Bella Luna to open a smaller restaurant space. The premises will be operated as an Italian restaurant with 11 tables, 50 seats, and one service bar. The hours of operation will be noon – 10 pm, Sunday – Thursday, and noon – 11pm Friday and Saturday. The premises will have only background music. It has no attendant outdoor use and the windows in the front of the premises do not open. The premises has no adverse history. The Committee voted unanimously to approve the application.

SLA Wine/Beer Application for Hot Pot Blog, Inc.

Premises: 828 64th Street

200 Foot/500 Foot Hearing: n/a

This is an SLA Application for a restaurant Wine/Beer License. The applicant appeared by its owner, Mr. Jin Shui Wang, and its representative James Wang. The premises is located on 64th Street between 8th and 9th Avenues. The premises was formerly a manufacturing space, which has been converted to a restaurant, which will serve Asian hot pot dishes. The space is approximately 40' x 78' and will have 15 tables with 40 seats. The current C/O allows occupancy of 42 persons. The premises will have only background music, and there is no attendant outdoor use, except two off-street parking spaces which are per the existing C/O. There is no adverse history at this location. The hours of operation will be: 11:00am-11pm, Sunday – Thursday; and 11:00am - midnight, Friday and Saturday. The Committee voted unanimously to disapprove the application unless the following stipulation was agreed to and met:

1. The applicant shall obtain and furnish a C/O permitting restaurant use of the Premises.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

SLA On Premises Application for 7110 Partners

Premises: 7110 3rd Avenue

200 Foot/500 Foot Hearing: Yes

This is an application is for a new liquor license. This application had been on the agenda for the September Board meeting, and the applicant did not go forward with its presentation to the Board at that time, and the Board voted to deny.

This location is the former Café Remy, and has a long adverse history including numerous complaints to the District Office, 311 and 911 due to noise, disorderly groups, public urination, fighting, and underage drinking. The premises also had an SLA violation for sale of alcohol to a minor, workers' compensation violations, and has been noted by the 68 Precinct as a problem location. In 2014 the owner of Café Remy surrendered its liquor license to the SLA for safe keeping. Last year approximately 200 residents signed a petition imploring the SLA not to license another premises at this location, citing the premises as an ongoing problem that seriously and negatively affects their quality of life, due to patrons loitering on their steps, drinking and taking drugs, leaving behind bottles and litter, vomiting and urination on their property, gathering in numbers, yelling and cursing until almost 5am, constant fights, and damage to their vehicles and property. The residents of the area have diligently and repeatedly appeared at Committee and Board meetings to speak out against the granting of a liquor license at this location citing noise issues, safety issues, traffic/parking issues, health issues, and the great density of liquor licenses around the premises.

The premises is permitted under its C/O to be used as an "eating and drinking place and cabaret", with an occupancy of over 300 persons. The C/O provides that: "SECURITY PERSONNEL SHALL BE PROVIDED DURING THE HOURS OF OPERATION TO CONTROL CROWDS AND PATRON DROP OFF IN ORDER TO MINIMIZE LOITERING AND DOUBLE PARKING SURROUNDING THE PREMISES." Upon information and belief, this language was added because the permitted cabaret use of this premises is a zoning variance.

The applicant appeared by its owner, Mr. Fernando Dallorso, and its attorney Thomas McCallan, Esq. The proposed method of operation of the premises is an Argentinian Steakhouse and supper club, featuring dancing and live entertainment, and will host private parties such as weddings and Sweet 16's. The applicant intends to apply for a cabaret license. Mr. Dallorso, the sole owner, has years of restaurant experience, and has owned Novecento (900) Restaurant in lower Manhattan since 1991, and has had interests in other restaurants. Mr. Dallorso lives in Brooklyn, in the Carroll Gardens/Park Slope area. He came to Bay Ridge, tried some of the restaurants, and liked the area, and the restaurant premises that was available. Mr. Dallorso does not have experience in operating a cabaret, but has experience in catering events (including the food, tables, chairs, and music entertainment) at existing venues. Mr. Dallorso or manager(s) t/b/d shall be at the premises during the hours of operation. The applicant was forthcoming and stated at the outset that, if necessary, depending on its level of success, it did not want to limit its application in the event of the need for a change, and so the applicant included in its method of operation live bands, disc jockeys, Flamenco shows, Jazz bands, Big bands, rock bands,

POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

guitarists, and karaoke (although it did not intend to operate as a karaoke bar, but possibly, to have a karaoke night). The proposed hours of operation are: noon – 10pm, Sunday – Tuesday; noon –midnight, Wednesday; noon- 2am, Thursday; noon - 4am, Friday and Saturday. The premises has 24 tables, with 94 seats, and 1 service bar, and 1 bar with 25 seats. The floor plan shows a dance floor accommodating 100 persons and an adjacent standing area for 60 people. The applicant stated that it would provide security on an as needed basis but in all instances in accordance with the New York Nightlife guidelines. However, there was no security plan supplied with the questionnaire. There is no outdoor use attendant to the establishments. The applicant has signed a lease, and the lease contains a liquor license contingency. In response to questions from the Committee and residents, Mr. Dallorso stated that the old owner, Mr. Edward Battiste, was not an owner or involved in running the applicant's business.

Approximately a dozen residents appeared in opposition to this application, and 8 spoke, citing the terrible history they have endured over the years as a result of the operation of the licensed premises, including drunk and disorderly patrons loitering, cursing, yelling, getting into loud arguments and blood fights (including stabbings), vomiting, urinating and defecating on their property, doing drugs and drinking on their steps, leaving bottles and debris, and damaging their vehicles and property, disrupting residents' sleep, and creating an unsafe and unsanitary environment. The residents unequivocally attribute these conditions to the premises, as since the premises have been closed, their quality of life has returned to normal. The residents' petition in opposition was resubmitted to the Committee, and one speaker noted that the signatures were not obtained going door to door, but at the residents' block party. The residents submit that this license offers absolutely nothing positive to the community, and certainly does not serve its convenience or advantage, but only serves to destroy the safety, quiet, and quality of life of the neighborhood that has returned since the premises has been closed. A representative of Councilman Gentile also appeared to voice the Councilman's support of the residents and his opposition to licensing this premises.

In order to deliver a proper report, I must note the level of emotion, earnest, and desperation in the residents' pleas to deny a license at this location. For example, three grown men held back tears as they recounted the violence, sleeplessness, fear, and decimation of the quality of life that they suffered while the premises were in operation. One resident who spoke has resided in the house behind the premises for 50 years, and said that night after night his house shook from the noise and vibration emanating from the premises, and night after night he heard patrons yelling and screaming both in and outside of the premises, and that there was fighting, noise, and patrons urinating on the street. He said no one should have to live this way, and this was not the neighborhood he moved into, but since the premises has closed, it has returned to normal and he has his home back. Another resident stated that he grew up doors away from the premises, and as a child could not walk by without an escort or without being harassed or assaulted, and he lived in fear, and as he grew older, he could not have his girlfriend walk to his house alone past the premises due to safety issues, as well. His girlfriend, who also spoke, now lives with him, and they both stated that since the premises has been closed, the street is safer, and they can walk past the premises without fear. Another man spoke of patron violence in the streets, including bloody fighting with knives. Another resident noted the great concentration of already existing

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

licensed premises within one block in either direction of the premises and that when the premises is open parking is impossible, and cars are double parked, and valets block off parking with cones in the street. The resident stated that the neighborhood does not need another licensed establishment, much less one of this size.

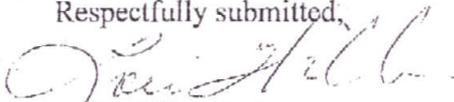
In addition, to deliver a proper report, I must also note that the applicant was forthcoming and clear in its presentation to the Committee and in its responses to the questions posed by Board members and residents.

Some members of the Committee expressed that the running of a licensed cabaret establishment at a premises of this size and at this location would not be to the public's convenience and advantage, because of the proximity to residences and the inevitable attendant traffic (both pedestrian and vehicular), noise, and safety concerns.

In light of all of the foregoing, the Committee voted unanimously to deny the application.

The Meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Lori Willis, Chair

COMMUNITY BOARD 10 MONTHLY MEETING ----1/25/16-----D.O., 7:15PM ----

*****JUNE JOHNSON -- CHAIR OF THE PARKS COMMITTEE*****

PRESENT --- DM Josephine Beckmann, BM Greg Ahl, BM Doris Cruz, BM Hani Sarji, BM Joseph Shaia. GUESTS --- Michael Strasburg, Rep. Sen. Martin Golden, Matthew Kazlowski, Rep. Councilman Vincent Gentile, James Johnson, Narrows BG, Dave Matthews, Owls Head Park and Steve Colca

*****New York City Department of Parks & Recreation

“PARKS WITHOUT BOARDERS”

----Explanation of the project. \$50 MILLION FOR 8 PROJECTS ----

----How “Parks Without Boarders” works.

----Goals of “PWB” !!

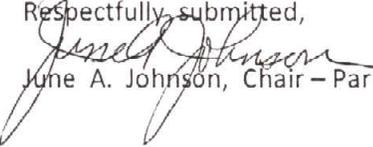
----Discuss how many projects we should submit.

----Discuss how many individual projects, as well as how many group projects our Board has.

----Discuss a timetable for our submission, as the deadline is Feb. 28!!

*****This proposal is very exciting, and, TOGETHER, LET’S WIN ONE FOR CB 10. *****

Respectfully submitted,


June A. Johnson, Chair – Parks Committee

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Tom Tom Fortune, Inc., d/a/b Chopstix, 8405 5 th Avenue	1/14/16	*New Application Wine & Beer Only
Sirico's Catering Inc., 8015-17-23 13 th Avenue	1/19/16	Renewal Liquor, Wine & Beer
7525 Wild Rover Corp., d/b/a Bean Post Pub, 7525 5 th Avenue	1/26/16	Renewal Liquor, Wine & Beer
Three Star Indian Corp., d/b/a /King of Tandoor, 7407 3 rd Avenue	1/26/16	500' Hearing
Gennaro's Catering Hall Inc., 6602 13 th Avenue	1/28/16	Renewal Liquor, Wine & Beer
Samurai Bayridge Inc., d/b/a Suki Sushi,	1/29/16	*Corporate Change Liquor, Wine & Beer
Ciamaltha Inc., d/b/a Kellys Tavern, 9259 4 th Avenue	2/2/16	Renewal Liquor, Wine & Beer
Uncle Jimmy's Backyard BBQ, 8727 4 th Avenue	2/3/16	Renewal Liquor, Wine & Beer
ENBA LLC, d/b/a Ponte Vecchio, 8810 4 th Avenue	2/4/16	Renewal Liquor, Wine & Beer
Pizzeria Uno of Bay Ridge, Inc., Uno Chicago Grill, 9201 4 th Avenue	2/4/16	Renewal Liquor, Wine & Beer

*Will be invited to present application at Police & Public Safety Committee Meeting in February 2016.

