

**Community Board Ten Board Meeting Attendance
Fort Hamilton Senior Center
Monday, January 22, 2018 – 7:00 PM**

Board Members Present: 31

Liz Amato
Tracie Britton-Pitcher
Jaynemie Capetanakis
Paul Cassone
Shirley Chin
Judith Collins
Doris Cruz
Ida D'Amelio
Richard Day
Khader El-Yateem
Judith Grimaldi
Stephen Harrison
Victoria Hervas-Casteneda
June Johnson
Habib Joudeh
Ramsey Joudeh
Brian Kaszuba
Brian Kieran
Stella Kokolis
Nikolaos Leonardos
Stephanie Mahaney
Iris Mulé
Nick Nikolopoulos
Susan Pulaski
Dean Rasinya
Joanne Seminara
Joseph Sokoloski
Lawrence Stelter
Henry Stewart
Sandy Vallas
Barbara Vellucci

Board Members Excused: 11

Jessica Wind Abolafia
Ann Falutico
Carmen Feliciano
Michael Festa
Barbara Germack
Diane Gounardes
Ryan Mahoney
Ruth Greenfield Masyr
Rhea McCone
Brian Walsh
Lori Willis

Board Members Absent: 4

Allen Bortnick
Donna Mae DePola
Steve Griffith
Hussam Rimawi

COMMUNITY BOARD TEN GUESTS

Date: January 22, 2018 - 7:00 PM

Subject: CB10 Board Meeting - Fort Hamilton Senior Center

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

| Name/Address | Phone # | Fax # | E-Mail Address | Organization/Affiliation |
|-------------------|--------------|-------|--------------------------------|----------------------------------|
| Lisa Ferraro | 718-748-6919 | | lferraro@kirklibrar.org | Kirk Library |
| Kristen Wodaki | 78-909-1942 | | KA | Public Library |
| Ross Barkan | 917-498-2525 | | ross.barkan@gmail.com | |
| Robert Binhead | 718-630-5377 | | Rob.Binhead@mail.house.gov | Congressman Donovan |
| Ari Kagan | 212-669-7719 | | akagan@comptroller.nyc.gov | Comptroller Stringer |
| Emma Rooney | | | rooneye@nyassembly.gov | Assistant Speaker Felix W. Ortiz |
| Vera Brenner | 341-794-2244 | | vkimmed235@yahoo.com | |
| Michael Sheldon | 917-533-5116 | | msheldon@council.nyc.gov | Councilman Brannan |
| Josephine Pittari | 917-417-6228 | | josepine.pittari@parks.nyc.gov | PARKS |
| Fran Vala-Murphy | 347-866-4945 | | FValaMurphy@PWC.org | NYcomptroller Civic Assoc. |

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| Name/Address | Phone # | Fax # | E-Mail Address | Organization/Affiliation |
|---------------------------------------|---------------------------------|-------|-------------------------------|--------------------------|
| Dan Hetteix 613 77 th St | | | danhetteix@gmail | Radio Free Bay Ridge |
| SSA-I Martin | (15) 241-9700 | | Andrea.Martin@nypd.org | NYPD/SSD |
| Mary Hetteix 613 77 th St. | | | mary@radiofreebayridge.org | Radio Free Bay Ridge |
| Tori Kelly | | | torikelly@nysassembly.gov | NYS Assembly Albaca |
| Teri Brennan | | | teribrennan@nyc.gov | |
| Chris McCreyn | | | cmccreyn@communityboard10.org | CM Brennan |
| Patrick Lewis | 212 661 4193 | | | FA Letitia Jones |
| Daniel Freeland | | | | |
| Alex Pellitteri | 917-929-3376 | | alexpellitteri@gmail | |

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| Name/Address | Phone # | Fax # | E-Mail Address | Organization/Affiliation |
|---|--------------------|-------|----------------------------------|--|
| Nicholas Chausseros | | | | Office Agency for Health Services Nicola Mallarba |
| DET Karschner | 718 739 4211 | | eric.karschner @NYPD.org | NYPD |
| ERICA SHERMAN / 209 JERALEMON STREET | (718) 802- 3932 | | ESTHERMAN@BROOKLYNBR. NYC.GOV | OFFICE OF BROOKLYN BOROUGH PRESIDENT ERIC L. ADAMS |
| Ronald Greaves [Signature] | 646-515 9690 | | Ron @ Dorothea Street.com | |
| Nicholas Massabo | 917-699- 8434 | | nlmassabo@gmail.com | 9851 BLACK ASSEMBLY PRESIDENT |
| Justin Hyatt 8616 3rd Ave | (724) 984- 8924 | | JustinHyatt@ gmail.com | |
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**COMMUNITY BOARD TEN BOARD MEETING
JANUARY 22, 2018 – FORT HAMILTON SENIOR CENTER
MINUTES**

Chair Cruz called the meeting to order at 7:00 PM and invited JoAnn DelPin, former Community Board Ten Community Assistant, to lead the Honor of the Pledge.

Chair Cruz asked for a motion from the floor to adopt the agenda. Motion by BM Nikolopoulos, seconded by BM Sokoloski.

Chair Cruz asked for a motion from the floor to adopt the Minutes from the December 18, 2017 Board Meeting. Motion by BM Collins, seconded by BM Amato.

PUBLIC SESSION

Lisa Ferrara from the Fort Hamilton Library branch announced the following upcoming events:

- after school program for homework help on Wednesdays from 3:00-6:00 PM;
- Chinese Theatre Works presents a puppet show on February 22nd at 3:30 PM;
- Mandarin Chinese story time will start on Saturdays at 3:00 PM beginning March 3rd;
- Career Club will start March 5th from 3:00-4:00 PM and will be held the first Monday of the month through June;
- From Saturday January 27th at 7:00 PM to Sunday, January 28th at 7:00 PM, the Central Library will present A Night of Philosophy & Ideas.

June Johnson, a lifelong resident of Bay Ridge, complained about the illegal conversions on her block. Over the past six months two houses on her block were purchased. One is a one family home which was immediately converted to four SRO's on the top floor, three in the basement, and two on the second floor. It was reported and three marshals eventually went in the evening, were able to get into the house and issued numerous violations. The next day the FDNY went and noted there was no safe egress from any floor. They are still renting it and also rent to AirBNB. The second house which was purchased is a wood frame two family house with an attic and basement. They immediately started working on the house. It was reported and inspected, and a stop work order was issued. However, they are still working on the house because there is no enforcement. She went to Councilman Brannan's office today and spoke with his staff, gave them the information and hopefully it is something the Councilman can work on. It is killing our neighborhood and we have to do something about it.

Ari Kagan wished everyone a happy, healthy New Year on behalf of himself and Comptroller Stringer. Yesterday the Comptroller released the results of a very important audit of the Access-A-Ride Program. There have been thousands of complaints for many, many years and only 43% of the complaints had a reaction or response. Yesterday the Comptroller suggested that New York City should appoint a manager who would be responsible for looking at these complaints and taking steps to prevent similar issues in the future. Also the Comptroller released an audit of the School Construction Authority which found a separate miscellaneous checking account that was run for two years. \$104 Million went into this account over two years, 2015 and 2016. New York City lost more than \$500,000 because the money was not invested as required by NYC. Now the School Construction Authority apologized and the money was invested and has begun to be spent properly. Finally, Comptroller Stringer invited everyone to the Lunar New Year celebration on February 21st. Chair Cruz noted that the Comptroller attended Justin Brannan's inauguration and said what an exciting job Justin is going to have as head of the Contracts Committee. We have always been concerned about excessive spending by certain agencies and we are going to be on that. She noted that Mr. Kagan mentioned School Construction Authority, and another biggie is Parks. So we will be working with them very diligently.

Robert Birkhead from Congressman Donovan's office announced that the Congressman voted no on the tax bill. Regarding the government shutdown, today the Senate and House voted to reopen, so all government facilities should be open by tomorrow. The Congressman voted on two bills last week. The first is the Born-Alive Abortion Survivors Act to give all babies a fighting chance at life. The legislation requires that all health care practitioners provide medical care to any infant that survives an abortion procedure or attempted abortion. The second bill is the World Bank Accountability Act which passed the House by a 237-184 margin. This institutes necessary reforms at the World Bank to ensure proper use of U.S. tax dollars to increase accountability, combat corruption, and strengthen management effectiveness at the World Bank.

Fran Vella-Marrone spoke about the Angel Guardian Home saying that the Sisters of Mercy have entered into a contract with a developer. We do not know who the developer is or what they are developing, and we are trying to find out what will be happening there. She announced that the Narrows Senior Center that operates out of there has been given notice that they have to be out by February 2nd. The seniors are going to have a rally on February 2nd at 1:00 PM in front of the Narrows Senior Center at 1230 63rd Street for anyone who would like to attend. She then spoke about the RFP issued by the MTA to develop the air rights above the rail on 61st Street from 8th Avenue to Fort Hamilton Parkway. If you recall, way back we were able to defeat that. This is a small area however this is going to be a tremendous project. They may put 12 to 17 stories there depending on whether they change the zoning. We need to be concerned about this type of development. You have this major development going on, and directly across the street on 62nd Street another mega project, and then the development at the Angel Guardian Home. Within a four block radius we will have a tremendous amount of density coming to this area. We have to be concerned about that and look at these proposals to make sure it is being done properly and in accordance with what the community wants and needs. She hopes the Community Board will take this into consideration. She knows the Dyker Heights Civic Association will be watching it.

Emma Rooney from Assembly Member Ortiz's office said that the Assemblyman has written a letter to the Community Board asking for support for an initiative on drunk driving that directly impacts our community. His bill is A2302A will lower the legal Blood Alcohol Concentration from .08 to .05 because it has been shown to decrease deaths and injuries. He also received the Community Board's letter regarding speed cameras and he is working on it. The Assemblyman is also working on the Middle Class Recovery Act to help middle class families who will be affected by the new tax bill, and is also supporting CHIP, the Children's Health Insurance Program.

Patrick Lewis from Public Advocate Letitia James' office stated that they were at Justin Brannan's inauguration. She is very excited to be working with the new Council Member and they know he will be a nice addition to partner with the Public Advocate. Last month he mentioned that his office would be looking into the Dyker Heights Lights. He has been speaking with DM Beckmann to try to figure out what would be the best strategy for them to partner and she suggested that they write a letter to the Police Commissioner. They are going to reiterate that the Community Board, the Public Advocate and the community as a whole need to know exactly why the permit was rejected in order to continue and move forward. He will give us updates on that as he hears them. He noted that if anyone has any constituent concerns they have case workers in their office and he encouraged people to call them at 212-669-7250.

Chris McCreight, Councilman Brannan's Chief of Staff, stated that the Councilman sent his regards and regrets that he was unable to be here tonight, but promised he will attend the next meeting. He noted that their office is the same office as Councilman Gentile, 8018 5th Avenue, and they have the same phone number, 718-748-5200. Their new email is askjb@council.nyc.gov. He announced that the discretionary funding period is now open for anyone looking to file for discretionary funds, and the deadline is February 20th. The Councilman wanted him to thank everyone who came to the inauguration yesterday saying he looks forward to seeing everyone in the neighborhood and at the next Community Board meeting.

CHAIR'S REPORT– See Attached

DISTRICT MANAGER'S REPORT – See Attached

Chair Cruz noted DM Beckmann said the District Managers will be sending a letter requesting funding for Board Stat and asked if it would be helpful for Community Board Ten to send a letter to our Councilman and to the Borough President requesting funds for Board Stat.. Chair Cruz asked if the \$250,000 is borough wide and was told it is. She asked for a motion from the floor to support a letter to fund Board Stat in Brooklyn. Motion by BM Habib Joudeh, seconded by BM Rasinya.

Motion: CB 10 to send a letter to Borough President Eric Adams and Council Member Justin Brannan to fund Board Stat in Brooklyn. All in favor. Motion carried.

BM Rasinya asked DM Beckmann if the 311 stats give any disposition. DM Beckmann replied that there is a disposition. It lists the date received and a close date. If you look up the number you can then look up individually what the response was.

TREASURER'S REPORT– See Attached

POLICE AND PUBLIC SAFETY COMMITTEE

In the absence of Police and Public Safety Committee Chair Willis, BM Nikolopoulos rendered the Committee report. See attached. Discussion followed.

With regard to the SLA renewal application for the Pearl Room, DM Beckmann stated that Committee Chair Willis asked her to go back to the residents to ask them if the noise abatement had helped. She contacted the residents who made the complaints and heard back from five out of the six, saying the noise had not improved. The noise is limited only to Friday and Saturday nights. They live directly across the street and their bedrooms face Third Avenue. When she met with them they said there had been restaurants there before with music, but for some reason now the noise travels across the street. They felt a reduction in volume would really ameliorate this. The sound enclosure at a previous business did help but for some reason the neighbors still can hear the noise from the DJ after the meeting. So they are asking that the volume be reduced or other soundproofing efforts be made. BM Nikolopoulos noted that the owner, Anthony Rinaldi, is present at the tonight's meeting. The question was asked if there was a motion and BM Nikolopoulos replied that there was none because the Committee wanted to give time to see if there was any positive feedback. DM Beckmann noted there was no vote at the meeting, so a motion would have to be made.

Mr. Rinaldi said that he has been in this business for 18 years and was unaware of any problem until last month. He has put up the vestibule which has another closed door, and has no problem lowering the music.

BM Kieran asked if there were noise complaints from Beebo and was told there were not. The previous owner had installed soundproofing above so we are really just getting complaints from one buildings across the street. The question was asked about speakers and Mr. Rinaldi replied that the noise complaint is not from the dining room, it is from the front when the door is opened, and he turned the speakers the other way. He thinks the sound may be echoing and traveling directly across the street. BM Nikolopoulos asked if the vestibule is coming down in the summer months and Mr. Rinaldi said he is leaving it up. He then asked Mr. Rinaldi if he can just lower the music to be a good neighbor, and he said yes. BM Vellucci told Mr. Rinaldi the Committee appreciates his working with the sound, but one of the issues they have spoken about in the past is what goes on outside the restaurant and asked if he has created any kind of security plan or hired anyone. He replied that he is aware of anything that goes on in his restaurant, and other than that one fight months ago there have been no more fights.

BM Rasinya asked how long we have been communicating with the owner, because he finds it very odd that the owner is unaware of everything. DM Beckmann replied that in December 2016 she spoke with Mr. Rinaldi a few times. He came here in April and they spoke some time thereafter. She then spoke with his landlord who was the prior restaurant owner at the location saying that we are still getting noise complaints. Maybe there can be some other kind of noise abatement. There are thirty-two 311 complaints, and she did three memos to the Commanding Officer of the 68th Precinct specifically about the Pearl Room. The residents who are calling are very reasonable. It is DJ music causing the problem. BM Rasinya asked how long this has been going on and was told it is well over one year. BM Rasinya made a motion that we disapprove the renewal application and contact the SLA in writing informing them of all the complaints we have had about this establishment. Motion seconded by BM Harrison.

BM Harrison noted that his son lived above Beebo for two years, and he said during that whole time there was never any kind of noise, other than construction. He asked if we contacted the tenants upstairs and DM Beckmann replied that we did a public notice and they were notified by lit drop. The only complaints we are getting are from the building across the street, which is 310 85th Street. BM Harrison said he does not think Beebo had DJ music and DM Beckmann said it could have been in the back and this is in the front. He asked if the Pearl Room had a DJ at their previous location and was told they did for 17 years.

BM Vellucci asked if the Committee's recommendation was to renew and was told it was to follow up to see if these steps were taken. It was noted that the license expires January 31st.

BM Harrison said that if the Pearl Room has had a 17 year history with not as many complaints in their original location, and here we have basically people directly across the street, there does seem to be some kind of issue here. He has a lot of sympathy for the residents and he thinks it has to stop. He thinks under the circumstances the best thing to do is to hold off on notifying the State Liquor Authority at this point. Maybe they have to get some type of engineer in that will submit some kind of affidavit to us as to what is going on. He also thinks you can easily buy a decibel meter or use your cell phone to download a decibel meter and make sure you keep a log on your computer of what decibel levels you have. He thinks if they do those things to make sure they are in compliance with the law, and at the same time, if there is something going on for the people across the street, we should have him come back to report to us. He has no problem to disapprove the renewal subject to what we have done in the past. He thinks right now it is a little bit harsh when there is one group of people complaining. It does not seem to be widespread.

BM Grimaldi respectfully disagreed with BM Harrison in that an owner with 17 years' experience can stand and say he doesn't know. She has spoken with him about these problems and it is not until recently that he is doing something about it. It is disrespectful. Mr. Rinaldi replied that he is the last person to be disrespectful. He was only notified recently. He had asked Det. Kirschner of Community Affairs if there had been any problems and he said there were none for the whole year. He thought he was doing his job correctly. DM Beckmann stated that 311 received 32 noise complaints, which means the 68th Precinct received 32 noise complaints. She spoke with Mr. Rinaldi several times and she spoke with the landlord of the building. She does not think what the neighbors are asking is unreasonable; they are just asking for a reduction in sound.

BM Johnson stated that she lives on a block with a bar on the corner. Some of her neighbors complain about the bar but it never bothers her. She said sometimes you get the same people who complain. DM Beckmann said these neighbors are being very reasonable. It is two days a week. Mr. Rinaldi said the people who are complaining are not on the block but behind an alley. If he has to soundproof the vestibule, he will do that. He feels it must be some kind of echo because there is no one on the sides or behind who are complaining. BM Nikolopoulos asked DM Beckmann if the complaints are from the same person and she replied that she has spoken with six separate individual apartment dwellers who are in that building across the street. BM Vellucci asked how long these complaints have been coming in and DM Beckmann replied that it has been over the past year. BM Kieran noted that there were no noise problems when the previous owner was there and now there

are problems. If there are five neighbors they should not have to live with this, and that is something the applicant has to take care of. We do not need another noisy bar in Bay Ridge that people have to accept and live with. He is going to have to accommodate them, and Mr. Rinaldi said he will.

BM Seminara asked if the owner is still operating outside the hours that were stipulated and was told as of January 9th he was. Mr. Rinaldi said he has made adjustments. He still has a couple of parties booked, but other than that he changed the times. The question was asked whether there have been any 311 complaints since the Committee meeting and DM Beckmann replied there were none. However, she spoke with the residents this weekend and they feel they are giving up on 311; that they have been calling in vain and are very frustrated. They submitted a letter to the Board today before the meeting which was signed by five residents. (See attached)

Mr. Rinaldi said he did put up the vestibule. There have been no complaint calls to 311 in the last month. The entrance to the vestibule now does not face straight across the street. The door is now off the Third Avenue side. BM Kaszuba feels that DM Beckmann has good judgement for these issues. She sincerely believes there are serious issues here and has been reaching out to this applicant for the past year about these issues. He feels the applicant has had plenty of time to correct some of these issues. This is not the first time we are bringing this to his attention. He does not feel he has shown any good faith effort to solve this for the past year and only now when he has to have his liquor license renewed is he starting to do something. He supports the motion to deny the renewal application. Mr. Rinaldi stated that he has been part of this community for 18 years and has done good things for the neighborhood. He works hard and would do anything for anybody, any church or organization. Regarding the vestibule, he did not know until last month when his landlord came to him that there was a problem. He asked Community Affairs about it and they told him it was not a big thing. He has not spoken to DM Beckmann since last April. He was approached by his landlord about the noise problem. He did put up the vestibule and change the speakers as soon as he found out last month about the complaint.

Chair Cruz noted there is a motion on the floor to deny and asked for a roll call. A request was made from the floor to clarify the motion. Chair Cruz stated that the motion is to deny the renewal application and to write a letter to the SLA advising them of the history of noise complaints at the establishment. BM Mulé asked if there is any ability to get a three month extension, since we are up against the wall here, so we have time to see if things change, and was told it would have to be a different motion.

Motion: CB 10 to deny the SLA Renewal Application for Phoenix 8201 Inc., d/b/a The Pearl Room, 8518-8520 Third Avenue, and to write a letter to the State Liquor Authority advising them of the history of noise complaints at the establishment. 10 in favor; 15 opposed; 3 abstentions - BM Britton, BM Day, BM Mahaney; 1 recusal – BM Amato. Motion failed.

BM El-Yateem would like to go back to the Committee's recommendation and make another motion to approve the license and list all the stipulations with the problems and issues that have been raised. BM Habib Joudeh made a motion to disapprove the renewal unless he meets the requirements and with the existing stipulations he has. DM Beckmann noted that the stipulation agreement is currently part of his license. BM Nikolopoulos read the stipulations:

1. The hours of operation of the premises shall be 2pm-10pm, Monday – Wednesday; 2pm-11pm, Thursday and Friday; 1pm-midnight, Saturday; and noon-9pm, Sunday;
2. There shall be no music in the outdoor area;
3. The doors to the outdoor area must remain shut at all times, and be outfitted with self-closing mechanisms;
4. There shall be no smoking in the outdoor area;
5. There shall be no dancing in the premises and applicant shall not apply for a cabaret license;
6. Applicant shall meet with CB10 for a three-month review to address any issues which may exist; and

7. 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.

Det. Harry Kirschner from the 68th Precinct recommended that maybe they can speak with the residents with Mr. Rinaldi, have a meeting with them and exchange numbers. DM Beckmann said that they just really want the noise lowered. The noise issue has to be abated.

Chair Cruz asked Mr. Rinaldi if there have been changes to the hours of operation that are in the stipulation agreement. Mr. Rinaldi replied that yes, he has run later. He does have three parties booked for 9PM, the last one being Friday, February 9th. After that, anyone booking a party will start at 8PM and not after.

BM Vellucci asked what if we come back in three months, the liquor license has been renewed but the noise issues have not changed and the parties are still going on late. DM Beckmann replied that the recourse we have then is enforcement. The stipulation agreement is part of his method of operation and the State Liquor Authority can be asked to inspect. So if in three months the stipulations are not abided by then the Board's option is to ask for enforcement. BM El-Yateem asked whether he has filed to change the hours of operation. Mr. Rinaldi replied that he has spoken to Mr. Lynch and Terry Flynn regarding that. DM Beckmann replied that Terry Flynn is the applicant's attorney. If there are changes to his method of operation because it is a 500' hearing an alteration application would have to be filed and that would come back to the Community Board for review.

BM Habib Joudeh noted the motion is to deny the renewal application unless the stipulations are met. Seconded by MB El-Yateem. BM Harrison made a friendly amendment to have them come back for a three month review. BM Seminara thinks the stipulations have to mention the noise. It should say that the applicant has an obligation to mitigate the noise complaint, to meet with the neighbors, and to meet with an engineer to figure out how the noise can be abated to the satisfaction of the neighbors. She said that she had voted against the previous motion, but when she hears these ongoing complaints it seems as if he is just shrugging his shoulders. Mr. Rinaldi replied that he already had booked the upcoming parties, and BM Harrison said that he booked the party after the hours he already had agreed to.

BM Seminara stated the motion as follows. The application is denied unless the applicant abides by the existing stipulations and, in addition to those, agrees to meet regularly with the neighbors who made complaints about the noise, and implement noise abating procedures including the use of an acoustical engineer to figure out measures of permanently abating noise. She also stated that the hours of operation must be adhered to for the liquor license to continue beyond the period of three months.

BM Cassone asked if there are specific decibel levels people must abide by and was told that there are. He would like to see something saying to adhere to and meet regulation decibel levels. DM Beckmann said the noise code does cite decibel levels, but there is also a violation that can be issued known simply as unnecessary noise. The neighbors have emailed sound recordings of what their apartment sounds like. BM Cassone thinks it is important that if he is not meeting the decibel level, he is not adhering to the stipulations. BM El-Yateem asked if the speakers are in the front or back, and Mr. Rinaldi replied that they have reversed them. His partner noted that the ones facing the bar at the entrance were turned toward the dining room and the ones in the front will be taken out, which should eliminate some of the noise coming out the door.

Motion: CB 10 to deny the SLA Renewal Application for Phoenix 8201 Inc., d/b/a The Pearl Room, 8518-8520 Third Avenue, unless the applicant abides by the existing stipulations and hours of operation, implements noise abating procedures including the use of an acoustical engineer to figure out measures of permanently abating noise, agrees to meet regularly with the neighbors who made complaints about the noise at a third party location, and returns to Community Board Ten for a three month review. The applicant must also adhere to the hours of operation for the liquor license to continue beyond the period of three months. 29 in favor. 1 abstention – BM Kieran. 1 recusal – BM Sokoloski. Motion carried.

With regard to the new SLA license for Zamaan, the motion was to deny the application unless the stipulations are met, and the motion was seconded. The question was asked as to who issues a Letter of No Objection. DM Beckmann replied that it is the Buildings Department. She noted that the premises had been a restaurant and there was a Letter of No Objection, and that the applicant has applied for a Letter of No Objection. They are required to get one for the SLA and she is sure they will. If there is a problem they will have to come back as they will not be able to get a liquor license without it.

BM Harrison asked if there have been any issues with their other two locations. DM Beckmann replied that there was one noise complaint early on when it first opened, but there is no adverse history there.

Motion: CB 10 to deny the new On Premise SLA application for 8915 ECA, Inc. d/b/a Zamaan, 8915 5th Avenue, unless the following stipulations are met:

- 1. The premises will operate as a restaurant, without hookah, and may host private parties with d.j. and/or live music;**
- 2. There will be no d.j. and/or live music Monday through Wednesday;**
- 3. Any pre-recorded, acoustical, d.j. and/or live music will be lowered to the level of background dinner music after 2:30 a.m.;**
- 4. The doors will remain shut during the performance of live music and/or d.j. music;**
- 5. The applicant will not use any outdoor space;**
- 6. The applicant will obtain a Letter of No Objection; and**
- 7. The applicant will meet with the Community Board/Committee for a three-month review to address any issues that may arise.**

All in favor. Motion carried.

ZONING AND LAND USE COMMITTEE

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

Motion: CB 10 to approve the BSA Application No. 6-04-BZ for 7118–7124 Third Avenue requesting an extension of the term of a previously granted variance that allowed the operation of a physical culture establishment at the subject premises and to request a modification of the hours of operation as follows: Monday to Thursday: 5:30 AM to 11PM; Friday 5:30 AM to 10PM; Saturday & Sunday: remains the same; and a waiver of the Rules of Practice for a late filing, subject to two stipulations:

- 1. That the applicant keep the sidewalk along 72nd Street that abuts the property clean;**
- 2. That the applicant provides CB 10 with an annual affidavit by a responsible officer showing that they are in compliance with the approved variance.**

30 in favor. 1 recusal – BM Stelter. Motion carried.

Chair Cruz announced that there is an informational session regarding the RFP issued by the MTA on January 31st, and she will find out where it is. She noted that the MTA has consistently come to Community Board Ten with issues about the 8th Avenue and Fort Hamilton Parkway stations. So if we are in their purview for subway issues, what has changed now? BM Harrison mentioned that 20 years ago when the MTA tried to do a larger project that was here, Community Board Ten was the driving force in stopping that. It is his understanding that some of the people involved in this development are the same people who were involved back then. It is very coincidental if you take a look at it, what they are proposing makes no sense. It goes to the middle and does not cover the entire station so it coincidentally stops at Community Board 12 in their opinion. It seems what they are doing is trying to get around Community Board Ten and the objections we had prior in the hopes they can get past us. If we do not have jurisdiction the Department of City Planning would pay no attention to us. He thinks it is very important that we make it very clear to them that they consulted us with respect to this station before and it is definitely in Community Board 12's jurisdiction, but ours too. Committee Chair Kaszuba said that the Committee will take this seriously going forward. The question was asked if we can get together with

Community Board 12 and DM Beckmann replied of course because we work very well with our partners. The RFP speaks to entrances at 8th Avenue and Fort Hamilton Parkway. Right now we are coterminous with the Sanitation district and the Police Precinct and we are responsible for the overpasses on 8th Avenue and Fort Hamilton Parkway from 61st Street to 62nd Street. We work all the time with Board 12 and certainly we will be working together. But the question is where that line is and where the building is. The M1 zone is certainly shared by both Boards and there would have to be a subdivision of that. But we seem to believe that it should be a shared one.

SENIOR ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

Senior Issues, Housing, Health and Welfare Committee Chair Mulé rendered the Committee report. See attached.

Chair Cruz asked DM Beckmann how long it will take for us to get the results of the HOPE Count for 2018, and was told it is usually about three months.

COMMUNICATIONS AND PUBLIC RELATIONS

In the absence of Communications and Public Relations Committee Chair Festa, BM Capetanakis rendered the Committee report. See attached.

Chair Cruz commented that some Boards title their newsletters and BM Capetanakis thinks ours should be "Perfect 10". BM El-Yateem is concerned that if we ask businesses to give gifts for the contest it might be a conflict of interest for us as a Board. BM Johnson asked which other Boards were looked at and DM Beckmann replied that we looked at Boards 6, 7 and 5, saying they were the ones we liked and thought we could mirror. Chair Cruz noted that the enthusiasm of the Committee was contagious.

Old Business

None

New Business

BM Stelter asked if we have had a response from the Transit Authority about the service on the R train. Chair Cruz replied that we are waiting for several responses. We are waiting for a response from the MTA about the 86th Street elevator and will follow up on those.

DM Beckmann noted that Erica Sherman from the Borough President's office had to leave the meeting but wanted to remind everyone that the deadline for Community Board applications is Thursday, February 15th. Hard copies are available by special request, and she has a contact email that she will email out to everyone tomorrow.

BM Kaszuba announced that this Friday NY Law School City Law is hosting a breakfast with Sam Schwartz who will be giving a presentation on congestion pricing. There will be a Q and A. Everyone is invited. This issue is definitely not going to go away.

Motion from the floor to adjourn. With no further business, meeting was adjourned at 9:00 PM.

Welcome all. Report of the Chair, Community Board 10, January 22, 1918

I hope everyone had a good holiday season and is enjoying the temporary thaw. Don't let your guard down, two more months of winter lie ahead of us.

This is a special month because we have a new councilmember, Justin Brannon. He had a very well attended inaugural event yesterday. Many current and former board members attended. We might have had a quorum. Unfortunately, the Councilman could not attend tonight's meeting. I hope we will see him at next month's meeting and many future meetings.

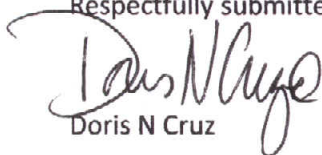
As usual the board had several productive meetings this month which you will be hearing about. I am most excited about the Communications Committee and plans for a CB 10 newsletter.

The Transportation Committee did not meet this month, but as talks in Albany and NYC about congestion pricing warm up, the issue should be discussed in committee and by the full board. I asked our new councilman to consider the impact of one way tolls on the Verrazano Bridge on our community and many others in Brooklyn, lower Manhattan and even Staten Island. When first instituted, there was over a 50% increase in truck traffic on the VB and the "Gowanus Expressway". With the advent of passive tolls that traffic pattern can change and any discussion of congestion pricing should include the return of 2 way tolls. It must also include traffic plans for downtown Brooklyn and lower Manhattan.

I had the opportunity to attend a meeting of a neighboring board this month. It is always interesting to see other boards in action. In my opinion, nothing compares to the detailed and lively discussions of CB 10. It may result in longer meetings, but we know all the details before we consider an issue.

I hope to have an executive meeting before the February meeting. Sharing ideas with committee chairs help focus for the months ahead.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Doris N Cruz". The signature is written in a cursive, flowing style with a large initial "D".

Doris N Cruz

Chair

DISTRICT MANAGER'S REPORT

January 22, 2018

Good Evening Board Members:

The month of January is the time in the fiscal year that Community Boards receive District Resource Statement by City Agency for Fiscal Years 2016 and 2017. We also are expecting agency responses to our Capital and Expense priority requests.

There are several requests that I would like to highlight:

CAPITAL REQUEST #1 – Refurbishment of Shore Road Promenade – As Board Members are aware – the Shore Road bicycle path and promenade remains at the top of our Capital Priority List. A recent survey of the promenade from the 69th Street Pier to Bay 8th Street revealed over 30 sink holes. A letter was sent to Parks Commissioner Martin Maher requesting that an emergency contract be established for repairs to those holes. While this is a band aid solution it is needed to make the area safe for cyclists and pedestrians.

There are also plans to install bollards along the Shore Road Promenade... while details have not yet been provided to CB10, I am certainly hoping to share an update at next month's General Board Meeting.

CAPITAL REQUEST #5 - RECONSTRUCT STREETS – ADVOCATE FOR FUNDING FOR TRENCH RESTORATIONS

There are 14 locations that were provided to NYC DOT for trench restoration reconstruction. As you know, the identification of trench restoration projects in the city's capital plan formerly fell under the jurisdiction of the Department of Environmental Protection. Trench restoration capital repairs to the street bed are necessary when the wooden sheeting surrounding city sewer pipes installed decades ago decays causing the street surface to settle – creating a distinctive pattern of street depression and/or recurring street depressions.

DEP had previously budgeted approximately \$5 million per year specifically for trench restoration contracts in Brooklyn and Queens. DEP ceased funding trench restoration capital projects in 2012. This issue was a topic raised at the Brooklyn Borough Service Cabinet and in 2016 the City Council allocated \$60million dollars to fund a trench restoration contract. CB10 received funding for only 1 location and 63rd Street at 9th Avenue – and repair work is not expected to commence until FY 2020. We must continue to advocate for this need. This month I reached out to DOT and DEP regarding one location of great need.. 13th Avenue between Bay Ridge Parkway and 76th Street. I fear this location which has received temporary center paving is once again at the verge of collapse. This must remain a top capital infrastructure to be funded each year and those in danger of collapse are actually funded.

CAPITAL REQUEST #8 – REFURBISH 76th STREET STEP STREET –

Late last week, we received word from the neighbors of 76th Street that the retaining wall collapsed and renewed calls for repairs to railing, steps, and fencing. As you recall – Bert Halliday, a Bay Ridge resident who lost his young son to cancer a few years ago began maintaining the 76th Street step street with a group of family and friends. This effort has grown from his late son's classmates who maintain this area in his memory to other families who have lost loved ones to cancer. I notified the NYC Department of Transportation of the collapse.

The budget process begins during the month of February to reaffirm our Expense and Capital budget priorities for the upcoming Fiscal year 2019 and begin to assess service delivery needs for our District Needs Statement and our Capital and Expense priorities. In recent years technology aids have really contributed to that assessment. This month I attended an informational session hosted by our Brooklyn Borough President Eric Adams who supports efforts to assist Brooklyn community boards receive training, computer tools need to access and understand the importance of data analysis for a more transparent government and assessment of district needs.

I was pleased to attend a workshop hosted by Brooklyn Borough President Eric L. Adams, and in partnership with BetaNYC, to help better understand and more easily access publicly available data to advocate for our Community District.

New York City's open data portal has over 1,700 data sets. The workshop was very helpful. We learned that Manhattan Borough President who during her time as Council Member was instrumental in the Open Data law and Community Boards have a tool called Board Stat that helps organize the data to better assess Community Needs. There was great support for this program and collectively the Boards will seek funding from Borough President Adams for Board Stat in Brooklyn!

On the EXPENSE side – day to day service delivery.. I look each month at our 311 Service Requests for our District. From the period since we last met in December 18th through January 2-th there were 4067 311 Service Requests to 311 for Community District 10. The top 5 Service Request Agencies included HPD 1089 (mostly heat and hot water complaints) DSNY 1031 (mostly bulk pick up appointments) NYPD 985 (illegal parking) DOT 288 and DEP 264.

For the District Office among the top complaints this month were weather related pot holes.. including the Fort Hamilton Parkway Overpass where I requested NYS Engineers to examine recurring potholes and complaints for vibrations closer to 82nd Street. The asphalt was replaced at least 10 times in last 3 months and the repairs are not holding. The Fort Hamilton Overpass is scheduled for full cement and curb to curb repaving in Spring of 2018; however, motorists and pedestrians continue to be concerned about hazards caused by the multiple recurring large pot holes .

After receiving calls about cars blocking the bus stop near the Bay Ridge Post Office and fire hydrant.. I realized that 311 does not provide a category of blocking bus stop on its online 311 portal. The recurring illegal parking near Bay Ridge Post Office in both the bus stop and on sidewalk response on 311 and lack of enforcement and ability to report on line is a matter that I discussed with our Chair Doris Cruz for further Committee Review and board discussion, illegal parking, blocking bus stops and Commercial Parking on the overnight remain top service requests.

This month CB10 will be distributing a survey regarding the Dyker Lights viewing event. It is a fifteen question survey and results will be provided to the Traffic and Transportation Committee , SAPO and our local elected officials.

Agency Announcements

New York City Department of Homeless Services will conduct its annual Homeless Outreach Population Estimate (HOPE) tonight from 10pm to 2am. . Thousands of volunteers are needed to canvass parks, subways and other public spaces to survey the number of people living unsheltered in the city. Our local site is P.S. 102.

KINGSBOROUGH COMMUNITY COLLEGE - FOR SENIORS 60+ YEARS - MY TURN

This is a great opportunity for seniors to attend *regular college classes*.

Apply NOW Spring Semester

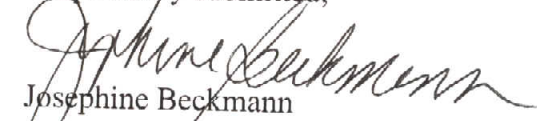
March 2nd to June 12th, 2018

Call the office for an application

MUST be returned on or before **Wednesday, February 7, 2018**

Our next Community Board Ten Meeting --Monday, February 26th 7pm at the Norwegian Christian Home 1250
67 Street.

Respectfully submitted,



Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

Fiscal Year: July 1, 2017 to June 30, 2018

\$233,911.00

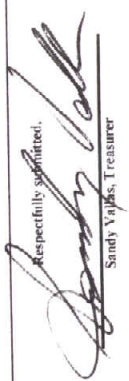
Budget Appropriation for FY 18

| | 7/31/17 | 8/31/17 | 9/30/17 | 10/31/17 | 11/30/17 | 12/31/17 | 1/31/18 | 2/28/18 | 3/31/18 | 4/30/18 | 5/31/18 | 6/30/18 | Y - T - D |
|--------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| DISTRICT MANAGER | \$9,196.12 | \$9,196.12 | \$9,196.12 | \$9,196.12 | \$9,196.12 | \$13,794.18 | | | | | | | |
| COMMUNITY COORDINATOR | \$5,607.53 | \$5,607.53 | \$5,607.53 | \$5,607.53 | \$5,607.53 | \$8,406.42 | | | | | | | |
| COMMUNITY ASSOCIATE | | | \$248.55 | \$1,574.15 | | | | | | | | | |
| COMMUNITY ASSISTANT | | | | | | | | | | | | | |
| COMMUNITY SERVICE AIDE | | | | | | | | | | | | | |
| Total Personal Services | \$14,803.65 | \$14,794.90 | \$15,043.45 | \$16,386.55 | \$14,803.65 | \$22,200.60 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$85,031.80 |

| Expenses Code | Description | 7/31/17 | 8/31/17 | 9/30/17 | 10/31/17 | 11/30/17 | 12/31/17 | 1/31/18 | 2/29/2018 | 3/31/18 | 4/30/18 | 5/31/18 | 6/30/18 | Y - T - D |
|---------------|---|-------------------|-------------------|-------------------|-------------------|-----------------|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|
| 10B | Telephone | | | | | | | | | | | | | |
| 10X | Intra-City Supplies | | | | | | | | | | | | | |
| 40B | Intra-City Telephone | 215.84 | 201.95 | 201.95 | 203.76 | 209.86 | 204.02 | | | | | | | |
| 100 | Supplies & Materials | | | | 253.30 | | 5.95 | | | | | | | |
| 101 | Printing Supplies | | | | | | | | | | | | | |
| 11 | Postage | | | | 197.29 | | | | | | | | | |
| 170 | Cleaning Supplies | | | | | | | | | | | | | |
| 190 | Data Processing Supplies | | | | | | | | | | | | | |
| 302 | Telecomm. Equipment | | | | | | | | | | | | | |
| 314 | Office furniture | | | | | | | | | | | | | |
| 315 | Office Equipment | 75.00 | | 75.00 | | | 75.00 | | | | | | | |
| 319 | Security Equipment | | | | | | | | | | | | | |
| 332 | Data Process. Equipment | | | | | | | | | | | | | |
| 337 | Books | | | | | | | | | | | | | |
| 402 | Tel./Communications | 44.00 | 342.00 | 193.00 | 193.00 | 193.00 | 193.00 | | | | | | | |
| 412 | Rent/Offic. Equip | | | | | | | | | | | | | |
| 417 | Advertising | | | | | | | | | | | | | |
| 431 | Leasing Misc. Equip | | | | 675.00 | | | | | | | | | |
| 451 | Local travel expenditures | | | | | | | | | | | | | |
| 602 | Telecomm. Maintenance | 32.42 | 36.37 | 36.37 | 36.36 | 36.36 | 36.36 | | | | | | | |
| 613 | Office Equip. Maint | | | | | | | | | | | | | |
| 613 | Data Process Equipment | | | | | | | | | | | | | |
| 615 | Printing Supplies | 1,185.00 | 1,200.00 | 300.00 | 690.00 | 397.50 | 525.00 | | | | | | | |
| 622 | Temporary Services-contractual | 170.00 | 170.00 | 170.00 | 255.00 | 85.00 | | | | | | | | |
| 624 | Cleaning Services | | | | | | | | | | | | | |
| 608 | Iron Security Gate Maintenance | | | | | | | | | | | | | |
| 676 | Awarding | | | | | | | | | | | | | |
| | Total Other than Personal Services | \$1,722.26 | \$1,950.32 | \$1,651.32 | \$1,828.74 | \$631.72 | \$1,039.34 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9,023.70 |

| | | | | | | | | | | | | | |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| TOTAL PS AND OTRS EXPENSES | 16,525.91 | 16,745.22 | 16,694.77 | 18,214.29 | 15,635.37 | 23,239.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 107,055.50 |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|

TOTAL UNCOMBURED BUDGET BALANCE **\$126,655.50**


 Respectfully submitted,
 Sandy Valles, Treasurer

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

Date/Time: January 9, 2018, 7:00 p.m.

Called to Order: 7:13 p.m.

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

Quorum: Yes (attendance sheet attached)

SLA Renewal Application for On Premise Liquor License 8201 Phoenix Rising d/b/a The Pearl Room

Premises: 8513 3rd Avenue

200 Foot/500 Foot Hearing: n/a

This is an application for renewal of the licensee's existing liquor license. The District Office had requested that the licensee appear to address community complaints regarding noise and exceeding the stipulated hours of operation. The licensee appeared via its owners, Anthony Rinaldi and Nancy Venturine. The licensee's stipulations (copy attached) include that its closing hours are 10 pm Monday - Wednesday, 11pm on Thursday and Friday, midnight on Saturday, and to 9 pm on Sunday. They also state that the doors shall remain shut.

Previously, the District Office reached out to the licensee in December, 2016 to seek adjustment of noise complaints and violations of the licensee's stipulations, including exceeding its permitted hours of operation, and keeping the doors open. At that time there were 26 noise complaints to 311 and 6 calls and a number of e-mails to the District Office concerning the premises, including complaints from the residents directly across the street from the premises. Mr. Rinaldi appeared at the April 2017 meeting, and then advised that the premises had kept the front door open and exceeded its hours of operation, and that same would cease.

At the January 9 Committee meeting, the licensee was advised that the issues with noise complaints and exceeding the permitted hours of operation had continued, and that to date there have been 32 noise complaints to 311 and 25 to the District Office (15 in 2016 and 10 in 2017). In addition, in January 2018, the District Office received 2 e-mails from residents complaining that despite their calls and attendance at meetings to obtain noise abatement, the loud noise and d.j. music from the Pearl Room continues on weekends until at least 2 a.m., and that there are constant disturbances from loud patrons and fights outside the premises. The 311 history shows that the noise complaints occurred regularly throughout 2017. Mr. Rinaldi stated that he was unaware of any noise problems until last month when he was approached by his landlord who had been contacted by the District Office in connection with the noise complaints. Ms. Venturine stated that a plastic and canvas enclosure was placed at the entrance of the premises and the speakers have been turned face the rear of the premises, in order to abate the noise. The Committee stated that it would monitor the situation to see if these measures were effective in abating the noise conditions.

With regard to exceeding the hours of operation, Mr. Rinaldi repeatedly stated that he had parties that exceeded the permitted hours of operation, and that he could not tell guests to leave at those hours. Mr. Rinaldi and Ms. Venturine advised that they would take the Committee's advice to

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

adhere to his stipulated closing times under advisement, and that they would speak with their attorney about seeking to alter his stipulated hours of operation. The Committee did not vote, but left off that it would follow up to discern whether: the noise abatement steps have been effective; the applicant will be adhering to its stipulated hours of operation; and to hear from the licensee's attorney with regard to an application to alter its closing times, and advised the licensee to reach out to the District Office and to attend the full Board meeting on January 22.

Application for Liquor/Wine/Beer/Cider License for 8915 ECA Inc. d/b/a Zamaan

Premises: 8915 5th Avenue

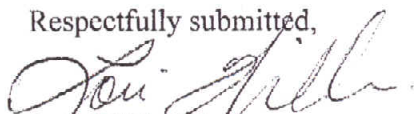
200 Foot/500 Foot Hearing: n/a

This is a new SLA application for a restaurant liquor/wine/beer/cider license. The premises are the former location of Twenty 3 Supper Club restaurant. The Premises have no adverse history. The applicant appeared by its owner, Kamil Al Dawaliby. Mr. Al Dawaliby resides in Dyker Heights, and owns two other establishments: one in Williamsburg and one in Sheepshead Bay, with no adverse history. The method of operation will be a Lebanese restaurant. The applicant originally sought to include hookah in its method of operation, but withdrew that from its proposed method of operation. There will be no physical alterations to the premises. The Premises has 16 tables with 95 seats. There is no C/O for the premises. The applicant is obtaining a letter of no objection. The premises will have recorded music, and live and/or acoustical Lebanese music. The applicant may have d.j.s or live music during private parties. Any d.j. and/or live music will be reduced to background music levels by 2:30 a.m. Music will be delivered through the existing sound system. The applicant is installing soundproofing in the premises. There will be no promoters and/or promotional events. The premises' hours of operation will be 11 a.m. – 4 a.m. Monday – Sunday. There is no attendant outdoor space. The Committee voted unanimously to deny the application unless the following stipulations are met:

1. The premises will operate as a restaurant, without hookah, and may host private parties with d.j. and/or live music;
2. There will be no d.j. and/or live music Monday through Wednesday;
3. Any pre-recorded, acoustical, d.j., and/or live music will be lowered to the level of background dinner music after 2:30 a.m.;
4. The doors will remain shut during the performance of live music and/or d.j. music;
5. The applicant will not use any outdoor space;
6. The applicant will obtain a letter of No Objection; and
7. The applicant will meet with the Community Board/Committee for a three-month review to address any issues that may arise.

There being no further business, the Meeting was adjourned.

Respectfully submitted,


Lofi Willis, Chair

**PETITION TO ADDRESS NOISE COMPLAINTS
EMANATING FROM THE PEARL ROOM**

Community Board Ten
8119 5th Avenue
Brooklyn, NY 11219

Dear Community Board Ten

We, the undersigned residents living near the Pearl Room 8518 3 Avenue are asking for your help in improving our quality of Friday and Saturday nights. DJ music and patron noise emanating from the Pearl Room is disturbing our quality of life.

As residents who reside directly across the street from this establishment, we are seeking your assistance to address ongoing noise disturbances affecting our apartments. This has been an ongoing issue which is affecting our quality of life.

We understand that you will be reviewing the Pearl Room's New York State Liquor Authority application for renewal and will be discussing noise complaints at the next Community Board Meeting that will be held on Monday, January 22, 2018 – 7pm at Fort Hamilton Senior Center 9941 Fort Hamilton Parkway.

The noise abatement to date that has been made has not been effective in reducing noise and we ask for your continued assistance.

| | Name | Address |
|---|----------------|--------------------------|
| 1 | Juliette Wertz | 310 85 th St. |
| 2 | S. S. Kosko | " " |
| 3 | E. S. Kosko | " " |
| 4 | E. S. Kosko | " " |
| 5 | John P. ... | " " |
| 6 | | |
| 7 | | |
| 8 | | |

COMMUNITY BOARD TEN RECORD OF ROLL CALL VOTE

MEETING DATE 1/22/18

MOTION TOPIC Perse Room

| MEMBER | FOR | AGAINST | ABSTAIN | RECUSE |
|----------------------------|-----|---------|---------|--------|
| Abolafia, Jessica Wind | | | | |
| Amato, Liz | | | | ✓ |
| Bortnick, Allen | | | | |
| Britton, Tracie | | | ✓ | |
| Capetanakis, Jaynemie | | ✓ | | |
| Cassone, Paul | | ✓ | | |
| Chin, Shirley | | ✓ | | |
| Collins, Judith | | ✓ | | |
| Cruz, Doris | ✓ | | | |
| D'Amelio, Ida | ✓ | | | |
| Day, Richard | | | ✓ | |
| DePola, Donna Mae | | ✓ | | |
| El-Yateem, Khader | | ✓ | | |
| Falutico, Ann | | | | |
| Feliciano, Carmen | | | | |
| Festa, Michael | | | | |
| Germack, Barbara | | | | |
| Gouardes, Dianne | | | | |
| Griffith, Steve | ✓ | | | |
| Grimaldi, Judith | ✓ | | | |
| Harrison, Stephen | ✓ | | | |
| Hervas-Castaneda, Victoria | | | | |
| Johnson, June | | ✓ | | |
| Joudeh, Habib | | ✓ | | |
| Joudeh, Ramsey | | ✓ | | |
| Kaszuba, Brian | ✓ | | | |
| Kieran, Brian | ✓ | | | |
| Kokolis, Stella | | ✓ | | |
| Leonardos, Nikolaos | ✓ | | | |
| Mahaney, Stephanie | | | ✓ | |
| Mahoney, Ryan | | | | |
| Masyr, Ruth Greenfield | | | | |
| McCone, Rhea | | | | |
| Mulé, Iris | | | | |
| Nikolopoulos, Nick | | ✓ | | |
| Pulaski, Susan | ✓ | ✓ | | |
| Rasinya, Dean | ✓ | | | |
| Rimawi, Husam | | | | |
| Seminara, Joanne | | ✓ | | |
| Sokoloski, Joseph | ✓ | | | |
| Stelter, Lawrence | | ✓ | | |
| Stewart, Henry | | ✓ | | |
| Vallas, Sandy | ✓ | ✓ | | |
| Vellucci, Barbara | ✓ | | | |
| Walsh, Brian | | | | |
| Willis, Lori | | | | |
| | | | | |
| | | | | |
| TOTALS | 10 | 15 | 3 | 1 |
| | | | | |
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fred

Introduction

The ZALUC Committee held a Committee Meeting on January 18, 2018 at the Community Board District Office. The Committee meet in quorum.

BSA Application: NY Sports Club – 7118-7124 3rd Venue

The Committee considered BSA Application No. 6-04-BZ for 7118-7124 Third Avenue; requesting an extension of the term of a previously granted variance that allowed the operation of a physical culture establishment (AKA New York Sports Club) at the subject premises and to request a modification of the hours of operation and a waiver of the Rules of Practice for a late filing.

Attorney Fredrick A. Becker was present to discuss the application. CB 10 last granted a variance for this PCE back in 2008. The Sports Club has operated with no community concerns, and no public comments were submitted in response to public notifications.

The application as submitted is the same as the previous one except for a request to modify the hours of operation. The existing variance specifies hours to be:

Monday to Friday: 6 AM to 11PM
Saturday & Sunday: 8 AM to 8 PM

The applicant requests the hours be changed to:

Monday to Thursday: 5:30 AM to 11PM
Friday: 5:30 AM to 10 PM
Saturday & Sunday: remains the same

The Committee was informed by the applicant that for the past year, the GYM has already been using the new requested hours, thus being out of compliance with the present variance. The Committee was concerned that the applicant did not come back sooner to change the hours, or did not wait to change them until now. Some members of the committee voiced concern in approving the application with the modified hours for an establishment that ignored the stipulated agreement.

After much discussion, the Committee made a motion to approve the extension of the previously granted variance, and to approve the modified hours subject to 2 stipulations:

1. That the applicant keep the sidewalk along 72nd Street that abuts the property clean.

2. That the applicant provide CB 10 with an annual affidavit by a responsible officer showing that they are in compliance with the approved variance.

The Committee voted unanimously in support of the motion.

RFP By MTA: development located on 61st Street Btw 8th Avenue & Fort Hamilton Parkway

The Committee discussed an RFP issued by MTA to develop the airspace above a 3.8 acre section of the LIRR Bay Ridge Branch freight rail corridor located on 61st Street between Fort Hamilton Parkway and 8th Avenue. This location is near the 6200 8th Avenue project that the Committee has been monitoring, and at the absolute edge of Community Board 10's jurisdictional boundary. In fact it is so close to the edge that the MTA contends that the project location is completely within CB 12, and not under the purview of CB 10. Due to the location of the railyard, there seems to be some ambiguity, however, according to District Manager Beckmann there appears to be strong evidence and reason to believe that this project is at least in part of CB 10's boundary and thus CB 10 should have a say in any development that goes there.

From what we know so far, the RFP discusses changing what is now an M-1 district with an available FAR of 1, to a mixed use zone with an FAR of 6.0 that would allow a 12 to 14 story building. Some members may remember that this is the same location as the "Mega Mall" project that was rejected by the Board about 20 years ago.

As of now, the Board has requested a jurisdictional boundary determination be made to see if CB 10 does in fact have standing to weigh into the future ULURP process for this location. If the determination is that we don't, the Committee and Board still plans to weigh in as a concerned abutting CB. As of now the District office and the committee will monitor the situation.

Department of City Planning Proposed Rule Changes for Paperless Filing System

District Manager Beckmann gave us a presentation on a proposed rule change by City Planning that would allow City Planning to move to a paperless system.


By going paperless, applicants would be able to file online, applications would be searchable online, and the system would be more user friends, more information and allow for more transparency. Applicants would also be able to pay fees online.

This system would benefit Community Boards and the general public by providing a modern user interface to access filed application materials, access and submit recommendations, better search functions.

The Board will need some new IT equipment once the change goes through.

The Meeting was adjourned at 8:30PM

Respectfully Submitted:


Brian J. Kaszuba
Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josephine Beckman, DM

Brian Kaszuba, ZALUC Chair

Ann Falutico

Steve Harrison

Dean Rasinya

Susan Pulaski

Barbara Germack

Stephanie Mahaney

**THE SENIOR ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE REPORT
THURSDAY, JANUARY 11, 2018**

THE SENIOR ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE MET WITHOUT A QUORUM ON THURSDAY, JANUARY 11TH FROM 7:00 TO 8:00 P.M. DISTRICT MANAGER JOSEPHINE BECKMAN AND A NUMBER OF PEOPLE FROM THE COMMUNITY ATTENDED. THE ATTENDANCE SHEET HAS BEEN SUBMITTED.

CASEY BURKE, HOMELESS OUTREACH COORDINATOR OF BREAKING GROUND, GAVE A THOROUGH PRESENTATION ABOUT THE DEPARTMENT OF HOMELESS SERVICES ANNUAL HOMELESS OUTREACH POPULATION ESTIMATE, WHICH IS KNOWN BY ITS ACRONYM (HOPE). THE HOPE COUNT IS TAKING PLACE TONIGHT FROM 10:00 PM TO 2:00 AM. THIS IMPORTANT ONE NIGHT CITYWIDE COMMUNITY OUTREACH VOLUNTEER EFFORT COUNTS CHRONIC STREET HOMELESS NEW YORKERS.

THE NUMBER OF NEW YORK CITY STREET HOMELESS IN 2017 AMOUNTED TO 3,892, WHICH WAS MUCH HIGHER THAN THE 2016 COUNT, WHICH WAS 2,794. THE INCREASE IS ATTRIBUTED TO WARMER WEATHER OF THE COUNT IN 2017. THE HOPE COUNT IS ALWAYS SCHEDULED IN JANUARY, AT THE COLDEST TIME OF THE YEAR, IN AN EFFORT TO IDENTIFY THE MOST CHRONIC AND SERVICE NEEDY HOMELESS NEW YORKERS THROUGHOUT THE CITY. THE LOCAL ORGANIZING SITE IS P.S. 102 AND VOLUNTEERS ARE DISPERSED AROUND THE CITY. CASEY EXPLAINED THE SIMPLE ONLINE SIGN UP PROCESS AND ENCOURAGED ANYONE INTERESTED TO DO SO. DISTRICT MANAGER BECKMAN SENT THAT INFORMATION TO ALL COMMUNITY BOARD MEMBERS.

CASEY DID NOT HAVE A SPECIFIC COUNT OF STREET HOMELESS IN CB10, AND COMMITTEE MEMBERS NOTED THE INCREASE OF HOMELESS INDIVIDUALS HERE DURING WARM WEATHER MONTHS. SHE WAS FAMILIAR WITH THE LOCATIONS PROVIDED TO HER BY THE DISTRICT OFFICE, AND DISCUSSED SOME OF THE CHALLENGES HER TEAM ENCOUNTERS LOCALLY, INCLUDING ENCAMPMENT SITES ON PRIVATE PROPERTY ALONG THE LONG ISLAND RAILROAD, THE 86TH STREET BUSINESS CORRIDOR, AND EMBEDDED GROUPS IN MANY OF OUR PARKS, INCLUDING LEIF ERICSON, OWLS HEAD, CANNONBALL, MCKINLEY, JJ CARTY, THE TRIANGLE AT 95TH STREET, AND MULTIPLE SHORE ROAD PARK SITES.

COMMITTEE MEMBERS TALKED ABOUT EFFORTS THAT SOME BUSINESS IMPROVEMENT DISTRICTS THROUGHOUT THE CITY HAVE MADE TO COMBAT PANHANDLING, SIMILAR TO WHAT WE ARE EXPERIENCING HERE ALONG 86TH STREET. ONE SUCCESSFUL INITIATIVE INCLUDES POSTING SIGNS THAT REQUEST SHOPPERS NOT GIVE FOOD OR MONEY TO PEOPLE ON THE STREET, BUT RATHER DONATE TO A LOCAL GROUP THAT HELPS THE HOMELESS, SUCH AS THE SALVATION ARMY, WHO THEN HAVE A VISIBLE PRESENCE ALONG THE SHOPPING CORRIDOR. IT'S BEEN FOUND THAT NOT ONLY DID PANHANDLING LESSEN, BUT THAT HOMELESS INDIVIDUALS IN THESE COMMUNITIES WERE MORE LIKELY TO ACCEPT AND BENEFIT FROM OUTREACH SERVICES. FORMER CHAIR, AND CURRENT COMMITTEE MEMBER, JUDITH GRIMALDI, OFFERED TO SCHEDULE A MEETING WITH THE PRESIDENT OF THE 86 STREET BID (WHO'S OFFICE IS IN THE BUILDING SHE AND I WORK IN) SO THAT WE MAY EXPLORE THIS MATTER. I WILL REPORT BACK TO YOU NEXT MONTH.

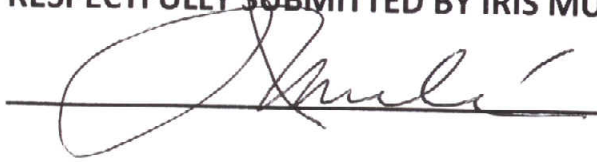
AND LASTLY, CASEY STRESSED THE IMPORTANCE OF CALLING 311 OR DOWNLOADING THE 311 APP, WHICH SEEMS TO BE GETTING GREAT REVIEWS! THEIR OUTREACH TEAM USUALLY RESPONDS TO 311 NOTICES WITHIN AN HOUR. THEY WILL DRIVE AROUND THE GENERAL LOCATION IF NO ONE IS AT THE SITE CALLED IN.

THE COMMITTEE RECAPPED LAST MONTH'S MEETING ABOUT THE NYU ALZHEIMER'S DISEASE AND RELATED DEMENTIAS FAMILY SUPPORT PROGRAM FOR A GROUP OF RESIDENTS IN ATTENDANCE WHO EXPRESSED INTEREST IN THE PROGRAM AND DISAPPOINTMENT THAT THEY WERE NOT AWARE IT EXISTED. JOSEPHINE FOLLOWED UP WITH THE COMMUNITY MEMBERS BY EMAIL, ATTACHING LITERATURE ABOUT THE PROGRAM.

MARIANNE NICOLOSI, DIRECTOR OF THE BAY RIDGE SENIOR CENTER, REPORTED MEETING WITH REPRESENTATIVES FROM THE NEW YORK CITY DEPARTMENT OF THE AGING EARLIER THAT DAY. NO NEW NEWS TO REPORT AT THIS TIME, BUT SHE AND TODD ARE VERY POSITIVE ABOUT NEGOTIATIONS PERTAINING TO THE NEW CENTER SITE.

SALE OF THE ANGEL GUARDIAN PROPERTY WAS ALSO DISCUSSED. THE NAME OF THE BUYER WAS NOT MADE PUBLIC, AND DESPITE JOSEPHINE'S ATTEMPTS, WE HAD NO INFORMATION, OTHER THAN WHAT HAD BEEN PUBLICALLY REPORTED BY THE SISTERS.

RESPECTFULLY SUBMITTED BY IRIS MULÉ, COMMITTEE CHAIR, 1/22/2018

A handwritten signature in black ink, appearing to read "Iris Mulé", is written over a horizontal line.

The Communications and Public Relations Committee met on Tuesday, January 16, 2018 at 7:00 pm.

Purpose of the meeting was to discuss:

- Development of Community Board 10 Newsletter
- Future Committee Topics

Development of Community Board 10 Newsletter

Goal: Reach as many people in the community as possible with information that will assist them

The Committee discussed the possibility of providing a monthly online newsletter to provide information regarding the Community Board and the neighborhood to subscribers of the current Community Board 10 website. We currently have an email distribution list of roughly 600 residents. By utilizing a service such as Constant Contact or Mailchimp (both online marketing services that provide email newsletters, survey, events, online listings, invitations, reminders, etc.) we feel we can expand our list of subscribers and disseminate additional information to the community.

The Committee reviewed current newsletters for three Brooklyn community boards to get an idea of what is provided to their subscribers. To achieve this goal, we discussed:

- Sending a registration link to the newsletter to existing CB 10 subscribers, saving input time for staff
- Including Josephine's monthly District Manager's report
- Seasonal information
- Monthly updates to matters that will affect our neighbors
- Outline of next month's general meeting and include agenda
- Synopsis of current issues
- Possible translation into multiple languages
- Possible large print edition
- School information – hyperlink to morning school information blog
- Job postings
- Local services
- Stories behind street naming
- "Spotlight" on community members
- Parking calendar hyperlink
- Art/Culture
- Link to meeting broadcast website (WNET)
- Link to neighborhood volunteer organizations. Make people aware that they can use their work volunteer days assist a neighborhood organization
- Contest – can you identify? Prizes may include local business gift cards – nominal amounts

Constant Contact is a service currently utilized by the city, and can be implemented to establish and maintain the newsletter. District Office would have to do the updating. Yearly maintenance is a nominal fee. There is money available hire an intern for this project.

Follow-up Steps:

- Josephine will speak with three other Community Boards that have newsletters to get a sense of their process, and share information
- Seek a journalism or communications intern to assist with the project
- Draft framework – pros and cons
- Determine name of newsletter (possible contest)
- Determine which online service will be used, and cost

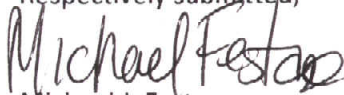
The Committee will meet in a month to draft a framework to present to the General Board.

Future Committee Topics:

Facebook, Twitter, Instagram redirects.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,



Michael J. Festa
Chair

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

| <u>Name/Address</u> | <u>Received at CB 10</u> | <u>Status</u> |
|--|--------------------------|---|
| Bean Post Pub, 7525 5 th Avenue | 1/10/18 | Renewal Liquor, Wine, Beer & Cider |
| Areo Restaurant Corp., 8422 8420 3 rd Ave. | 1/16/18 | Renewal Liquor, Wine, Beer & Cider |
| Toleroz Inc., d/b/a Polonica, 8303 3 rd Avenue | 1/18/18 | *New Application Wine, Beer & Cider |
| Encore 4 th Avenue Inc., 10005-09 4 th Avenue | 1/22/18 | *Renewal Liquor, Wine, Beer & Cider |
| Annabell's Pastaria Inc., 717 86 th Street | 1/22/18 | Renewal Wine, Beer & Cider |
| Toxotis LLC, d/b/a King Souvlaki, 8402 3 rd Avenue | 1/25/18 | *New Application Wine, Beer & Cider |
| Phonix 8201 Inc., d/b/a The Pearl Room 8518-8520 3 rd Avenue | 1/26/18 | *Change in Method of Operation Liquor, Wine, Beer & Cider |
| Sirico's Catering Inc., 8015-17-23 13 th Avenue | 1/29/18 | Renewal Liquor, Wine, Beer & Cider |
| Bombay Tasty Bite Inc., d/b/a Bombay Grill, 8716 3 rd Avenue | 1/29/18 | Renewal Wine, Beer & Cider |
| Parkville Corp., d/b/a Park Asia, 801 66 th Street | 1/29/18 | Renewal Liquor, Wine, Beer & Cider |
| Tereus Café Inc., d/b/a Omonia Café, 7612-14 3 rd Avenue | 1/31/18 | Renewal Liquor, Wine, Beer & Cider |
| Cavan Garden Inc., d/b/a Three Jolly Pigeons, 6802 3 rd Avenue | 1/31/18 | Renewal Liquor, Wine, Beer & Cider |

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

| <u>Name/Address</u> | <u>Received at CB 10</u> | <u>Status</u> |
|---|--------------------------|---|
| Don Mario Rotisserie Chicken Inc., 7302 3 rd Avenue | 2/6/18 | *New Application Liquor, Wine, Beer & Cider |

*Will be invited to present application at Police & Public Safety Committee Meeting in February 2018.

