

**Community Board Ten Board Meeting Attendance**  
**Shore Hill Community Room**  
**Monday, June 17, 2013 – 7:15 pm**

Board Members Present: 43

Greg Ahl  
Liz Amato  
Allen Bortnick  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Shirley Chin  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Khader El-Yateem  
Michael Festa  
Barbara Germack  
Andrew Gounardes  
Judith Grimaldi  
Ronald Gross  
Stephen Harrison  
Robert Hudock  
June Johnson  
Habib Joudeh  
Brian Kieran  
Scott Klein  
Stella Kokolis  
Nikolaos Leonardos  
Jeannie May  
Rita Meade  
Rhea McCone  
Eleanor Petty  
Susan Pulaski  
Dean Rasinya  
Husam Rimawi  
Susan Romero  
Jean Ryan  
Linda Sarsour  
Eleanor Schiano  
Joanne Seminara  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Fran Vella-Marrone  
Mary Ann Walsh  
Lori Willis  
Tony Wu  
Jonathan Yedin

Board Members Excused: 5

Ann Falutico  
Katherine Khatari  
Mary Nolan  
Mary Quinones  
Dilia Schack

Board Members Absent: 2

Anna DeMetz  
Luigi Lobuglio

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: June 17, 2013 - 7:15 PM

Subject: CB10 Board Meeting - Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Harrison Peck 241 Water St	212-435-4831 x10		hpeck@water-front-alliance.org	Metropolitan Water Front Alliance
Cynthia Wilson	212 878 1076			Homeless Outreach
Sherry Xu 8617 JFK Ave.	212-732-3450			Restaurant
Steve Carbery 105 71st St 11207	718-745-7776		Carbery Dennis @verizon.net	TENNIS
Mama Scarpato	718-238-6044			Sen. Golden
CAROL LYONS	718-680-6588			
Athena Thom	646-252-1216			SEC/MTA Homeless Outreach
Clare Collins				
Gina Birozzi	917-294-7888		Gina@diaggio.com	Home Owner
IRENE ARONZ 120 76 St. 11209	718.833.7173			Home Owner

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
DON ANTAKY 9728 3rd Ave / Bklyn	917 440 0236		DONJRT1 @hotmail.com	
LIZ ABRICLOT 421 82nd ST	347 420 2236		lizabriclot @gmail.com	
Vanesa Aj-Sigman 436 83rd St	718-928- 8591		vajasigman @ gmail.com	
VIRGINIA TONG Lutheran HealthCare 150 55th St Bklyn 11220	718 630- 7236		<del>v</del> vtong@lmcmc. com	Lutheran HealthCare
Will Bredderman 162 Senator St	718 260 4507		Wbredderman@englocal. com	Bay Ridge Council
Katherine Wilkes Wolf 7005 Shore Rd.	917-543- 4878		Katherine.wolf @earthlink.net	
Marla Hirokawa 2718A Covenant Ballet Theatre E-21 St., 11235	718-891- 6199		Covdance@aol.com	Covenant Ballet Theatre Bklyn
SUSAN HUIZINGA 1441-80th St. 11228	646 938 6589		shuizinga@verizon.net	NET
Margaret M. McNahan 375 76th St, 11209	718-680- 4469		mmcnahan @ verizon.net	NET
Nancy TUTOLO 9201 Shore Rd			nst900@gmail	

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Pomieranda	718-714-8417	718-714-8419	TD 34 communityaffairs@nypd.org	NYPD
Donna Lenzi			donna.lenzi@hotmail.com	
Dennis Vento	718-538-3924		dvento@gmail.com	
Jamie Vento	718-238-3924		jamie.vento@vawrighter.com	
Karen Sheehan	347-578-7562		KarenSheehan@gmail.com	
Louane Purco	718-833-2053		LPRIS0433@AOL.COM	
Chris Grove	212-386-0		cgrove@dcas.nyc.gov	DCAS
Stefania Vasquez	718-921-7270		STEFANIAVASQUEZ@hotmail.com	Brakes
Nicholas Chasler				Nicholas Chasler
Kyle Daniels			kdaniels@dcas.nyc.gov	DCAS

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Heather Chin	238-6600 x112		hchin@brooklyn spectator.com	Bk Spectator Home Reporter
Tom MURPHY			MAYOCORK9@AOL.com	
Val A. Henry	917-497 2244		Valhenr@gmail.com	Bay Ridge Unsegregated Center
Pc Kirschner	NYPD			
LIAM MCCABE	718-636 5272		liam.mccabe @mail.nyc.gov	Rep GRIMM oc!
Patty Korman			PattyKorman@fdny.com	
Lt. Vincent A. SAINATO FDNY ? MOTORTECH	718-999-1453		SAINATV@FDNY.NYC.GOV	F.D.N.Y.
Julia GLAUBOCH ? MOTORTECH CENTER	718-999-1460		GLAUBOJ@FDNY.NYC.GOV	FDNY CAU
Alan Aja	917-543-6463		ajac@brooklyn. comt.edu	Bay Rk Resident
ERIC ROUNDA				Senator Street

**COMMUNITY BOARD TEN BOARD MEETING**  
**June 17, 2013 – Shore Hill Community Room**  
**MINUTES**

Chair Seminara called the meeting to order at 7:20 PM and introduced Pierre Lehu to lead the Honor of the Pledge.

Chair Seminara asked for a motion from the floor to adopt the amended Agenda. Motion by BM Romero, second by BM Vallas. Agenda adopted as amended.

Chair Seminara asked for a motion from the floor to adopt the Minutes from the May 20, 2013 Board Meeting. Motion by BM Sokoloski, second by BM Grimaldi. Minutes adopted as written. Chair Seminara noted that BM Stelter made corrections to the Minutes by email and that those changes would be made.

**PRESENTATIONS**

Jerry Allred representing Borough President Marty Markowitz presented awards to the following Board Members for Perfect Board Meeting Attendance during calendar year 2012: BMs Ahl, Chin, Collins, Hudock, Johnson, Khatari, Nolan, Pulaski, Romero, Seminara, Sokoloski, Stelter, Walsh.

**PUBLIC SESSION**

Council Member Vincent Gentile stated that during budget negotiations he and Congressman Reccia brought up the paving of 92<sup>nd</sup> Street and were able to broker an agreement with DOT to properly resurface all of 92<sup>nd</sup> Street curb to curb from 4<sup>th</sup> Avenue to Shore Road. He noted that there was another rally this weekend to continue pressure to restore the B37 bus. With regard to impact of the R train service in August, he is making a proposal suggesting that the Federal Government use Federal money through FEMA to subsidize a ferry service, in addition to subsidizing additional express bus service and extra train service.

The Councilman stated that he sponsored a bill with Councilman Greenfield on muni-meters which would automatically turn meters off on holidays or when you do not have to put money in the meter, and also when the meter is out of paper. This bill has passed and should be signed by the Mayor.

Councilman Gentile noted that the Green Market is open every Saturday from 8AM to 3PM .

Before the evening's discussion started on the DOT 4<sup>th</sup> Avenue proposal, Councilman Gentile wanted to say that everyone on this Board is interested in safety and how we make 4<sup>th</sup> Avenue safer. He just received preliminary data from DOT's borough office about Sunset Park, which was recorded during the six month period before the change and the six month period after the change. The number of crashes before the change was 300, and went down to 280 in the six months after the change; crashes with injuries went down by about three; motor vehicle occupant went down about five; pedestrian accidents went down about six; cyclist accidents went up about 1.3.

Finally, Councilman Gentile offered his gratitude and appreciation to Chair Seminara for conducting this Board in a professional manner and with a great sense of leadership.

Nicholas Chamberas representing Assembly Member Nicole Malliotakis spoke about the vandalism and graffiti in our community and they are confident the 68<sup>th</sup> Precinct will catch the perpetrators soon. Assembly Member Malliotakis and Senator Golden are working with the NYPD regarding the recent complaints about day spas and massage parlors in our neighborhoods. A lot of times these are fronts for prostitution and that will not be allowed in our neighborhoods. Today the Assembly voted to restore the \$90 Million that had been cut from the

budget for the developmentally disabled. The fight for the B37 continues. Lastly, on behalf of Assembly Member Malliotakis and himself, he thanked Chair Seminara for her work as Chair of Community Board 10.

Maria Scarpati from Senator Marty Golden's office stated that the Senator wrote a letter to MTA President Tom Prendergast and Mayor Bloomberg asking for specific service enhancements for those who use the R train. The Senator requested an increase of 50% in frequency of the X27 and X28 service; full restoration of the X28 Weekend Service; reduced fare for Express Bus Service for the X27 and X28 throughout the construction; full restoration of the B37; reinstate ferry service at the Brooklyn Army Terminal; and shuttle service in downtown Brooklyn to take riders into Manhattan. Senator Golden along with the New York State Senate has passed a multitude of measures to assist those affected by super storm Sandy. She reminded everyone that the summer concert series begins on July 9<sup>th</sup>. She thanked Chair Seminara for her service to the Board.

Louis Trimboli, representative from NYC Office of Emergency Management, alerted the community that the City of New York will be releasing new coastal storm evacuation zones. Originally New York City was broken up into three zones and now going to six zones. Hurricane guides and maps will be available through 311 or nyc.gov. If anyone is interested in having OEM do presentations or work with community groups on issues, please let the Community Board know. BM Grimaldi said she heard about a special notification program being instituted in this area for senior citizens with the community board, either voluntary or mandatory. Mr. Trimboli said he will work with the community board since Community Boards 10 and 11 are very active in these programs.

Jose Soegard, Program Manager for the Eco Dock Program, gave an update on the Eco Dock at the 69<sup>th</sup> Street Pier, saying it will be completed and open to the public on September 18<sup>th</sup>. It is his job to make sure the Dock becomes a valuable asset to this community and he will be coordinating events, activities and programs for public use for the fall season.

Chair Seminara introduced BM Collins who made the presentation of the Veterans and Military Affairs Resource Guide to Captain Cinthia Davila of the Fort Hamilton Army Garrison. Captain Davila thanked Community Board 10 on behalf of all military personnel at the Fort. Chair Seminara then presented BM Collins a Certificate of Appreciation for outstanding service as Community Board 10's Military and Veterans Affairs Liaison to the soldiers and veterans of the Fort Hamilton Army Garrison. Chair Seminara appreciates her dedication, availability, time and talent in representing Community Board 10 for the past 3 ½ years, and stated we are very grateful to her for her hard work.

Carol Lyons said she was involved in an accident on 100<sup>th</sup> Street and 4<sup>th</sup> Avenue three weeks ago, and she is asking the 68<sup>th</sup> Precinct for more patrol cars to take accident reports. She had to wait at the scene 2 ½ hours while her sister was taken to the hospital with a head injury. NYPD never came to take a report, and she thinks something has to be done about this. She also thinks we need more turning signals at the big intersections. We need all the help we can get because 4<sup>th</sup> Avenue is a disgrace.

Rita Meade noted that the Brooklyn Public Libraries are facing a \$36 Million funding cut, and all New York City Libraries are being cut across the board. She asked everyone to please support the libraries. She thanked Councilman Gentile for his advocacy for libraries and for being involved in many library events.

Steve Carberry, who is the tennis pro at McKinley Park, thanked DM Beckmann for providing him with a contact at the Parks Department, and Susan Romero for organizing the park clean up event on April 26<sup>th</sup> and 27<sup>th</sup>. But there is more to be done. The park is in pretty bad shape with cracks and trees overhanging courts. He asked CB10 for help with this issue as he has been trying unsuccessfully to get these trees trimmed for three months because he feels one of the branches will eventually fall on someone. He thinks this park has so much potential.

Susan Romero spoke in support of Steve Carberry's request. She plays tennis at McKinley Park regularly and there are cracks there that are very large and dangerous. Steve is a true mentor and sports coach, and he has many different kinds of programs for juniors and adults. He teaches kids basic life skills and volunteerism, does fundraising, free clinics, and more.

Cynthia Wilson, Program Manager at Homeless Outreach, spoke on behalf of one of their clients and asked for help from the community. Althea Thomas from the Residents Committee joined her at the podium. Ms. Thomas assists homeless on MTA property. She stated that one of the clients at the 95<sup>th</sup> Street Bay Ridge station is refusing aid since community members provide for him which is making it challenging for them to do their job. They have a 24 hour help line number, 212-533-5151.

Harrison Peck from the Metropolitan Waterfront Alliance stated that they are working toward a Bay Ridge ferry to New York City. They will be setting up a Bay Ridge Advisory Committee so they want to hear from the community about their ideas for a ferry. Anyone interested can find them on facebook by signing on to [facebook.com/bayridgeferry](https://www.facebook.com/bayridgeferry). Chair Seminara said that they will refer it to a committee.

Maureen Landers and Karen Sheehan spoke in support of the DOT 4<sup>th</sup> Avenue Safety Visioning Redesign Proposal.

Greg Ahl spoke in opposition of DOT's plan for a single lane on 4<sup>th</sup> Avenue, stating that this is the only major thoroughfare to Downtown Brooklyn. Before DOT made changes in Sunset Park he was able to get from Bay Ridge to Atlantic Avenue in 11 minutes in rush hour, and that was done by timed traffic lights at 30 mph. Now during morning rush hour it takes 35-45 minutes to go five miles. Three weeks ago he was hit by a car on 71<sup>st</sup> Street and Narrows Avenue in the middle of the day crossing with the light by a woman driving while on her cell phone. He believes it is traffic control not traffic calming that will solve the problem.

Jen Katz-Hickman spoke in support of pedestrian safety. She agrees that more enforcement and speed cameras would be a wonderful option, but would not be a complete plan. A complete plan must include some measures to redesign our streets. She feels waiting for the data is insulting to all of us and we should trust DOT's expertise.

Alan Aja stated he is very much in favor of DOT's plan. He feels this is a very conservative and moderate plan, and a good one that we need.

Allen Bortnick said that he is not against traffic change in Bay Ridge; however, he feels DOT's method is a complete failure. Last week's Traffic and Transportation Committee meeting was four hours, and with the exception of one person, everyone had objections to different parts of the plan as presented. He believes there are better changes that can be made.

Shonna Trinch spoke in support of DOT's plan and asked the Board to please pass it.

Vanessa Aja-Sigmon spoke in support of DOT's plan. She is on 4<sup>th</sup> Avenue daily and sees constant breaking of laws by drivers. She addressed the idea of increasing police enforcement saying that she went to the 68<sup>th</sup> Precinct and pleaded with them for more enforcement, but there have been no changes. She urged the Board to vote for the plan in its entirety.

Liz Lauricella asked everyone to take safety seriously and support the plan.

Stefania Vasquenz spoke in support of DOT's plan saying that our neighborhood streets are not an expressway. She asked people to vote as if they lived on 4<sup>th</sup> Avenue.

Liz Amato wanted to clear up the misconception that it may appear that the Transportation Committee had a lot of meetings, but they did not. DOT came up with a new plan each week. They would reach out to the public to give them the plan, and then it is time to evaluate. The Traffic and Transportation Committee spent two hours one night talking about the traffic in front of Key Food on 69<sup>th</sup> Street; that was one decision. This is a huge project and it requires all of us to put our heads together and think of how to treat this. This plan is permanent; it is not just paint. She is not prepared to vote because she has not evaluated properly. This plan is being implemented in the spring so we have time. BM Amato urged members to take politics and emotion out of the decision. It is our job as Community Board members to speak on behalf of all 150,000 residents of this community. We have to be responsible and think about all the streets in the community, not just 4<sup>th</sup> Avenue. Is road rage not part of the conversation? It is a reality; like people going down the wrong way on 78<sup>th</sup> Street and Fort Hamilton Parkway. People have come up to her saying the DOT plan at that location made people drive up their block the wrong way. We have got to consider those people.

Tom Murphy is on the 4<sup>th</sup> Avenue Task Force and the Traffic Committee in CB7 in Sunset Park. Earlier Councilman Gentile read figures reported to be preliminary results from the Sunset Park section of 4<sup>th</sup> Avenue. At their May meeting, they were told by DOT that there would be no figures until 2014 so as to give reliability for the figures that would be presented. Tonight DOT parachuted numbers in favor of their agenda in front of this board because last week CB6 voted down their proposal by a wide majority and then voted to reject their proposal 20-9. There is spin going on from Transportation Alternatives. Jesse Mintz-Roth used to work for Transportation Alternatives before DOT. He feel we are being had. He said he has no opinion on the 4<sup>th</sup> Avenue portion in Bay Ridge.

## **PUBLIC HEARING**

With regard to the application submitted for disposition of two city-owned properties located on block 6037, Lot 102 (former Community Board 10 location at 621 86<sup>th</sup> Street), and Block 6339, Lot 164 (a vacant, interior lot located between 85<sup>th</sup> and 86<sup>th</sup> Streets between 13<sup>th</sup> and 14<sup>th</sup> Avenues) Chris Grove from the Department of Citywide Administrative Services stated that DCAS took these and is seeking disposition of these two properties so they will be able to sell them in the future. One is a 41 square foot interior lot which is vacant. The other property is a 2-story former Department of Sanitation section station on 86<sup>th</sup> Street which was the former Community Board 10 office and has been vacant for approximately five years.

In the absence of Zoning and Land Use Committee Chair Falutico, BM Gross rendered the Committee report and recommendation. See Attached. Second by BM Ahl to support the Committee's recommendations. Discussion followed.

Marla Hirohawa of Covenant Ballet Theater in Brooklyn stated that outpricing is a reality. Her organization has had to leave their space because of high rent. Her proposal is to save this building on 86<sup>th</sup> Street for cultural use. Susan Huizinga who is with Narrows Community Theater noted that they have been in Bay Ridge for 41 years. She has called several times to find out about that building because it was not being used and was happy to receive a call today from Jerry Allred telling her about this hearing. It is so important that cultural organizations have a home to rehearse. She requests that the building goes to art organizations.

Chair Seminara asked Chris Grove if her understanding that the disposition of this property would not prohibit not-for-profit purposes is correct, and he confirmed that is correct. BM Rasinya offered two friendly amendments, the first of which has to do with the height. We say in the motion "restricted to the height that is in effect today", which is not good enough. His amendment is that "any development of the City owned property shall not exceed the height limit as it exists on June 17, 2013." The second friendly amendment is to say we want this to stay within a City agency. To proceed with the motion Community Board 10 would like this City owned property, former Community Board 10 location at 621 86<sup>th</sup> Street, to be acquired by a City agency/department for use by CB10 as a meeting space for various local organizations and philanthropic groups. If this is not possible then it can go for sale. Chair Seminara stated that she will have to take that as a separate

motion. The first motion is that the DCAS disposition of the property at 621 86<sup>th</sup> Street includes the restriction that any development of the City owned property shall not exceed the height limit as it exists on June 17, 2013. It was noted that one parcel is a building and one is a vacant lot. Chair Seminara noted that the height limit would be keeping with the zoning regulations. BM Cruz noted that we say zoning regulations, but zoning regulations change so we have to say when. Chair Seminara asked if they would accept the change that no building on the lots shall exceed the current maximum height on this date. The motion is that construction on those lots shall not exceed the zoning regulations in effect on June 17, 2013; that includes height. BM Gross noted that the Committee spoke that it was not to exceed the height of the zoning district in which it was built. BM Rasinya does not think the motion specifically says that; it is citywide zoning. Chair Seminara responded that it is the zoning district for that lot. We will correct the motion and specify that.

Chair Seminara noted that the second motion that BM Rasinya made was that we require DCAS to reserve use of the building by a City agency as directed by Community Board 10, if a City agency is willing to take it on for that purpose. BM Cruz asked if under the City Charter Community Board 10 has the authority to limit its use. Chair Seminara responded that they have the authority to vote on the use change or a zoning change. BM Grimaldi asked BM Rasinya if he is trying to limit the use to community use. He responded that he is trying to have a City agency take the building back and then we can use the building to perhaps house some of the community groups. BM Grimaldi thinks this is an admirable goal but asked if there is any way it can be brought back to the Committee for research. BM Willis said that we have a motion asking that an agency be required to assume ownership of property. It seems that they are asking us for our approval for disposition because they want to get rid of it, not assume it back. BM Harrison noted that there are two motions being made by BM Rasinya; neither one has been seconded and we should discuss each one in order to make a determination as to whether or not we are going to adopt them and amend them accordingly. More importantly, when it comes to what he is asking, there is nothing that would prevent us from attaching a separate letter saying we request through their best efforts to have them go back to community use at some time, but he does not think we should say that they must do it this way. Chair Seminara said it is her understanding that nothing we do by releasing it would prevent it from being used for any use including community facility use. Chris Grove replied that this is correct. Chair Seminara asked BM Rasinya to withdraw his motion because she thinks it is premature and is not necessarily prohibited by what we are doing this evening. BM Rasinya feels the problem with that is that DCAS could come back to us and say that we never said that in our motion. He would like the Community Board to go on record that we would like another City agency to take it. We cannot force anybody but if someone did, maybe then we could get community groups together, facilitate meetings, and use it for the community. Chair Seminara wanted to clarify that we are saying it is the wish of the Community Board that this property eventually be used for some public use and reverted back to DCAS for such purpose. Second by BM Grimaldi. BM Kokolis said the way we are throwing the whole thing around we will have abandoned buildings, and asked what agencies would be available. Chair Seminara replied that we do not know and said we are not making a requirement, just expressing our wish that it do so. Chris Grove stated that this building has been vacant and other agencies are aware that it is vacant. His agency has a property management group who go out to inspect it every so often. However, no agency has gone to DCAS saying they have something in mind for this property so their agency is responsible at some point to seek disposition approval to give them the flexibility to dispose of it in the future. It does not necessarily mean they will. BM Bortnick asked if DCAS has the right to continue holding that building, and if so have they done any maintenance on it. Chris Grove replied that they do not fix unless there is an emergency. BM Joudeh asked if they are allowed to rent it, and the response was yes. BM Willis asked what kind of time frame they are looking at, and the reply was 3-4 months. They usually sell things through public auction, which takes time as well.

**Motion: CB10 to approve the application submitted by the Department of Citywide Administrative Services for disposition of city-owned property located on block 6037, lot 102 (former Community Board 10 location at 621 86<sup>th</sup> Street) under Department of City Planning Uniform Land Use Review Procedure, with the restriction that we limit zoning on future building to zoning in effect on that lot on June 17, 2013. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

Discussion followed with regard to the vacant interior lot located between 85<sup>th</sup> and 86<sup>th</sup> Streets between 13<sup>th</sup> and 14<sup>th</sup> Avenues. BM Harrison asked if DCAS would put it in their deed that future use would be restricted to regulations on the lot at this time. It must be a deed restriction otherwise there is no way to enforce it. We cannot do it as a Community Board; only they can do it through the deed. There could be future changes in zoning that we have no control over and what we are trying to do is make sure the best way to have control is to have a deed restriction there. BM Stelter asked what the lot is used for and was told it is vacant. Chris Grove noted it was taken in a tax foreclosure. DCAS does not want to continue holding it and thought it might be of use to one of the adjacent owners, but they need the disposition approval to sell it.

**Motion: CB10 to approve the application submitted by the Department of Citywide Administrative Services for disposition of city-owned property located on block 6339, lot 164 (a vacant, interior lot located between 85<sup>th</sup> and 86<sup>th</sup> Streets between 13<sup>th</sup> and 14<sup>th</sup> Avenues) under Department of City Planning Uniform Land Use Review Procedure, with the restriction that it be subject to the zoning on the adjacent lot. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

**CHAIR'S REPORT – See Attached**

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

**TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

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

Police and Public Safety Committee Chair Vella-Marrone rendered the Committee report. See Attached. Discussion followed.

With regard to the new SLA application for Name TBD, 6314 Fort Hamilton Parkway, BM May seconded the Committee's recommendation. BM Romero asked if the applicant did withdraw. Committee Chair Vella-Marrone responded that the applicant did say he would withdraw, but we have not received anything formal in writing. Chair Seminara noted it is still an open issue.

**Motion: CB10 to disapprove the new SLA application for Name TBD, 6314 Fort Hamilton Parkway. All in favor. Motion carried.**

With regard to the SLA Class Change for Sam's Bakery located at 9324 3<sup>rd</sup> Avenue, BM Germack seconded the Committee's recommendation. BM Grimaldi asked if it would continue as just a dessert restaurant, and was told they will have other food items but it is not going to be a full restaurant menu.

**Motion: CB10 to approve the Change of Class SLA Application from Tavern Wine to On Premise license for Sam's Bakery, LLC, 9324 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

With regard to the new SLA application for C&H Corp. located at 8619 5<sup>th</sup> Avenue, it was noted that the applicants were not present. BM Grimaldi asked if C&H is the legal name and was told there is no name yet. Motion second by BM Kaszuba.

**Motion: CB10 to approve the new SLA Application for C&H Corp., 8619 5<sup>th</sup> Avenue (Wine and Beer). All in favor. Motion carried.**

Chair Seminara asked Committee Chair Vella-Marrone how the final draft of the CB10 SLA License Application Questionnaire changed. Committee Chair Vella-Marrone replied that they refined what was there and made it clearer.

## **TRAFFIC AND TRANSPORTATION COMMITTEE**

Traffic and Transportation Committee Chair Kieran rendered the Committee report. (Report to follow.) Discussion followed.

With regard to the impact to the R train service, BM Cruz suggested adding a request for quarterly updates because we need to be advised as to the status of the project. Second by BM Bortnick. BM Stelter mentioned that the service pattern after August 4<sup>th</sup> will probably revert to the post-Sandy arrangement with the R train running in two sections: Forest Hills, Queens to Whitehall Street, and 95<sup>th</sup> Street Bay Ridge to Jay Street-MetroTech. Committee Chair Kieran noted that weekend service goes over the Manhattan Bridge. He also noted that rush hour trains from Bay Ridge will terminate on Court Street in Brooklyn, while service from Queens will terminate at Whitehall Street in Manhattan. BM Pulaski noted after Hurricane Sandy it went to MetroTech, but now they want to bring it to Court Street.

**Motion: CB10 to send letters to encourage the MTA to include flood protection enhancements to the plan, to increase express bus service to Manhattan and Bay Ridge, increase N and D service to alleviate the crowds that will be created by the R line interruption, to leave some rush hour R line service if it is possible in place so riders originating in Bay Ridge could travel over the Manhattan Bridge during rush hours because those trains will also alleviate the crowding on the B, N and D, and requesting quarterly updates on the status of the project. All in favor. Motion carried.**

With regard to DOT's 4<sup>th</sup> Avenue redesign proposal, BM May asked about loading zones and was told that it was to alleviate double parking of unloading vehicles. Committee Chair Kieran said that all the problems along 4<sup>th</sup> Avenue are multi-layered and there are enforcement issues for a loading zone. BM Harrison noted that any establishment can ask for a loading zone and we would be able to consider that loading zone when they request it. BM Johnson asked if the Board could know the Committee's vote on each issue, and was told yes. Chair Seminara asked for a second to the motion to say no to the loading zones. Second by BM Gounardes.

**Motion: CB10 to support the Committee's recommendation that we not approve any loading zones. 40 in favor; 2 Opposed – BM Amato, BM Hudock; 1 Recusal – BM Wu. Motion carried.**

Regarding the 85<sup>th</sup> Street Proposal Committee Chair Kieran stated that the Committee voted not to recommend the right turn lane prohibition for northbound traffic on 4<sup>th</sup> Avenue and 85<sup>th</sup> Street. Chair Seminara asked why they did not approve it and was told the reason was they did not have numbers for the amount of traffic that make the turn or accidents at that corner from turning traffic, and they also added other safety items. BM May said that DOT takes away parking spaces and people park where they should not. Committee Chair Kieran noted that this is really an enforcement issue. If we had better enforcement we would have a lot more safety without making a change, but that is not going to happen. Traffic will want to go down 85<sup>th</sup> Street to the municipal lot and now they would be directed further down 4<sup>th</sup> Avenue. At this point in time they felt that change was not needed. Motion second by BM Gounardes.

**Motion: CB10 to support the Committee's recommendation not to recommend DOT's proposal for a northbound right turn prohibition on 4<sup>th</sup> Avenue and 85<sup>th</sup> Street. All in favor. Motion carried.**

Committee Chair Kieran noted that the Committee voted "yes" on the proposal to painting the west curb bus lane red on 4<sup>th</sup> Avenue, 86<sup>th</sup> – 88<sup>th</sup> Streets. Second by BM Yedin. BM Harrison feels this is more about traffic than the safety of the passengers. Committee Chair Kieran replied that it is a little of both. BM Grimaldi said

that people are dropped off for the subway and buses double park there. BM McCone asked for clarification on the fence. Committee Chair Kieran replied that the fence is 80' from the corner to mid-block. BM Oualim stated that cars pull over there all the time and we need enforcement there. Committee Chair Kieran replied that they do not have any control over enforcement. BM Stelter noted that currently the S53 and S93 buses discharge passengers at the last stop on 4th Avenue at the 86th Street subway entrance. The S53 moves to the northwest corner of 87th Street in order to load for the trip to Staten Island. Ridership is high on the S53 since it is in effect a rubber-tired extension of the R-train and passengers wait in a line that often extends the entire block (86th to 87th Streets) even during off-peak hours and weekends. The DOT plan proposes to erect a fence on the curb of 4th Avenue between 87th Street and midway to 86th Street to deter drivers from dropping off persons or running into stores, and move the loading area for both the S53 and S93 to an elongated bus stop on 4th Avenue between 87th and 88th Streets. However, the S53 and S93 riders from the subway will have to walk from 86th Street and cross 87th Street to board the bus. For this reason, he adamantly opposes this aspect of the plan.

**Motion: CB10 to support the Committee's recommendation to approve DOT's proposal to paint red curb bus lane on west curb of 4<sup>th</sup> Avenue between 86<sup>th</sup> to 88<sup>th</sup> Streets. All in favor. Motion carried.**

Committee Chair Kieran noted that the Committee's recommendation was to reject DOT's proposal to add a pedestrian refuge island in the south crosswalk. Second by BM Romero.

**Motion: CB10 to support the Committee's recommendation to reject DOT's proposal for a pedestrian refuge island in the south crosswalk. 41 in favor; 2 Opposed – BM Amato; BM Hudock. Motion carried.**

Committee Chair Kieran noted that the Committee's recommendation was to reject DOT's proposal to add a southbound left turn bay. BM Willis asked why the Committee voted against that and was told it was a complication because there is no left turn signal. BM Cruz said that everyone thinks that if there is a left turn bay, there is a left turn signal, but there are no left turn signals. Jessie Mintz-Roth said that a left turn signal needs to meet a warrant, which is a national guideline, and this location does not. BM Cruz asked if there are any left turn signals in the plan and was told there are not, but they can test and evaluate. BM Bortnick pointed out that Federal guidelines are nothing more than suggestions but DOT treats them as mandates. BM Willis asked if DOT looked into whether the signal is warranted and Committee Chair Kieran responded that it is not in the proposal. BM Vella-Marrone thinks this is about traffic calming and not traffic signals.

**Motion: CB10 to support the Committee's recommendation to reject DOT's proposal for a southbound left turn bay. 40 in favor; 3 opposed – BM Amato, BM Gounardes, BM Hudock. Motion carried.**

Regarding the proposal to move the S53 and S93 to 87<sup>th</sup>-88<sup>th</sup> Streets, BM Stelter stated that people would have to get out of the subway and walk to 87<sup>th</sup> – 88<sup>th</sup> Street. He asked if the fence would be separate and was told it would. Chair Seminara said that as she understands it, it would stop double parking of buses and give the buses another place to stay on the next block. BM Bortnick asked how many buses this would affect, and was told two. DM Beckmann explained that on one side of 4<sup>th</sup> Avenue are the S53 and the S93; across the street is the S79 limited bus service. There is also the B1 bus that was moved to 87<sup>th</sup> Street, which is the last stop, it turns on 4<sup>th</sup> Avenue and its first stop is on 86<sup>th</sup> Street off 4<sup>th</sup> Avenue. Then there is the B16 bus that goes from Shore Road up 86<sup>th</sup> Street to Dyker Heights. BM Gounardes said that he lives on the corner of 87<sup>th</sup> Street and it is a nightmare. He thinks this is a good first step. BM Rasinya noted that there is a lot of interaction with people crossing 87<sup>th</sup> Street and cars turning, and asked if there was anything coming up that would prohibit a right turn on 87<sup>th</sup> Street. He was told there was not, but it might be something they could look at. BM McCone noted that there is a school one block down and asked if the bus would stop in front of Marathon Bank and was told it would. It was noted that the school is on 88<sup>th</sup> Street. BM Festa noted that there is a fruit store there and asked what if deliveries were being made. BM Carroll said that he had asked about getting the S53 and S93 off 86<sup>th</sup> Street and go to 95<sup>th</sup> Street, and MTA said they would look at it again. Chair Seminara replied that they said no. BM Amato asked if we could pull out a section, not vote on it tonight, and evaluate it at a different time since

there are so many things to evaluate, and Committee Chair Kieran responded absolutely. From his perspective the 86<sup>th</sup> to 87<sup>th</sup> Streets stop is so crowded with buses that this might alleviate crowding. BM Pulaski asked if we really want to move this to 95<sup>th</sup> Street, can we vote tonight to change it. Committee Chair Kieran replied that the MTA signed off on this proposal and he does not know if they would accept this proposed change. BM Kaszuba feels that we should not vote on this particular proposal tonight if we do not get a no turn restriction from 87<sup>th</sup> Street and 4<sup>th</sup> Avenue down to 3<sup>rd</sup> Avenue. People will be running across the street and cars will be turning. Chair Seminara asked if that is a motion and was told it is. The motion is to table the vote on moving the S53 and S93 to 87<sup>th</sup> – 88<sup>th</sup> Streets. Second by BM Yedin.

BM Willis said we have various portions laid out before us and we are voting on this piecemeal. Sometimes it is hard to determine because some of it sounds like a good idea but we do not know what the rest of the plan has in store. She asked if DOT will go back to the drawing board. Committee Chair Kieran said that this is the proposal that was before the Committee and now before the entire Board. Chair Seminara said that the question is if we take one part and leave off another would DOT come back with another proposal. Committee Chair Kieran said that there are some parts that are so intertwined. Jesse Mintz-Roth thinks they could extend the bus stop and not do some other things at this location, but it could be ala carte.

BM El-Yateem said it seems we have not done our complete homework on the proposal and we are not ready to vote. He asked if we are able to table the whole proposal until the September meeting. BM Ryan said that at the last Transportation Committee meeting they heard that the MTA expects bus ridership will continue to grow. She also has noticed that the lines of people waiting for the bus on the west side are way out on the sidewalk because they do not stand on the subway grating.

Chair Seminara asked if anyone wanted to speak about the motion to table the decision regarding the buses. BM Bortnick asked if we table, can we delay our vote on the entire plan until sometime in the fall. BM Amato said that DOT took months to come up with this plan and she feels that we are evaluating everything at this one meeting. We have until the spring and we should use this time to go over the whole plan, and asked why we feel pressured to do this right away. Committee Chair Kieran said we recognize that there are safety issues on the thoroughfare and it would be good if we can do something to alleviate that right away. BM Amato asked how doing this piecemeal affects the whole proposal. Representatives from DOT say it would not affect the plan. BM Rasinya said he is in favor of tabling this one part so we can discuss it with DOT.

**Motion: CB10 to table the issue of staging the S53 and S93 buses to 87<sup>th</sup>-88<sup>th</sup> Streets. 25 in favor; 11 opposed. Motion carried.**

BM El-Yateem asked if it is possible to table the entire balance of the proposal. Chair Seminara said that it is. BM El-Yateem made a motion to table the entire balance of the proposal until October so we have a better understanding and the Committee can do evaluations. Second by BM Bortnick. BM Hudock is against this motion. He feels some pieces of this plan are much easier to vote on. The Committee spent a lot of time working on this plan and nothing is going to be accomplished by putting it off until the fall. BM Cruz understands the request to table because there is so much information. She asked if we can have a round table with the Transportation Committee and the Board to go through it thoroughly. BM Romero asked if we voted yes tonight on certain aspects of the proposal is there any action that DOT is going to take in the very near future to implement them and increase safety, or is it a non issue anyway. Jesse Mintz-Roth replied that implementation season is spring, summer and the beginning of fall. So if the Board looked at this again in October or November, there would be very little chance that something would be done this year. If something was voted on now, it is possible that it could be done this summer or fall. BM Willis is against the motion to table. This seems like a huge agenda to get through and if we can single out some things now to endorse that would be helpful and improve safety. We are going to have to go through this whole thing at some point, so we can eliminate things we feel confident about, and if we cannot we can table it. BM Grimaldi supports tabling because from an administrative perspective she would be happy to get a report from the Traffic and Transportation Committee to review this summer saying what they would recommend so she would have time

to think about it. We have brains and commitment and deserve better. BM Sarsour thinks it is important to take into consideration the people who came today. She trusts the different committees to make the right decisions. We do not question other committees and she is having a hard time understanding the lack of faith in the people on this committee. She thinks the Traffic and Transportation Committee has done a thorough job. BM Rasinya supports the motion to table because it is very hard with a proposal like this that has X amount of pieces and you do not know how each piece will interact with the other. He thinks that maybe we can make other recommendations that are not part of this proposal. DOT's proposal may not be comprehensive enough. Chair Seminara stated that we work by committee. The Committee presented this plan more than once. Committee meetings are open, the proposal was online, and we had three visioning workshops. We could have commented if we chose to comment. It was out there for the public to view and there were public hearings about this. It is hard to make a decision like this when there are 50 people looking over each single thing. The process has to be done in a small group of people. BM Rasinya said maybe we can have a meeting where they can explain to us in its entirety. BM Pulaski said she attended the committee meeting and left at 8:20 PM, so she did not have that much time. BM Amato said the proposal was continuously changing. Fourth Avenue is extremely dangerous and we need to change it now. Since DOT said they are doing this in the spring, her suggestion is to table it and deal with it in September or October for implementation in the spring. We will have a little more time to get the best plan. BM Harrison said that whenever we had large issues we have had special Community Board meetings specifically for that issue. The community is invited and it is explicitly only for that issue. The difference with this is that we were the authors of a lot of the other issues, but here we have a proposal that was presented to us. He is looking for a written report from the Traffic and Transportation Committee that says what their rationale is before we come in because it is too hard to look at these proposals right now. Committee Chair Kieran replied that they do not have the figures. BM Harrison said that he would like the rationale from the committee on how they came to their determinations. Even if it is one paragraph on each issue, at least the Board would have a feeling when they look at the proposals.

BM Oualim agrees with BM El-Yateem and is in favor of tabling the process because we need more details. The bus stop issue is only one section so basically we are not solving the problem. BM Gounardes said he understands waiting for more information. This is a project we have been talking about for six months. We had several workshops that the Board and public were invited to, as well as forums and committee meetings. Committee Chair Kieran gave explanations at the last committee meeting. He thinks it is a disservice to the committee to table this. BM McCone thinks the reality is that it needs to be addressed now. BM Sokoloski asked if DOT can come in and implement this without our approval. BM Carroll thinks that DOT has done an amazing job with outreach over the last few months. This is a huge and very important issue especially at 86<sup>th</sup> Street and 4<sup>th</sup> Avenue. He agrees with BM Amato in terms of tabling this because, even though this has been in the process for several months, the Committee was only presented a plan in May. Last week there were changes to that plan. So we are looking at a plan that DOT presented us a week ago. He thinks we need more time to look at this proposal. BM Bortnick said that safety is the biggest and most important issue. He feels all that needs to be done is to change the sequencing of the lights from Ovington Avenue to 87<sup>th</sup> Street and cars will not be able to speed. DOT has the power to do this. BM Romero totally agrees with Board Members Carroll and Amato. There is not time to digest this entire proposal. However, this is huge; let's do something. There are some things that have been discussed for months and months. Table it issue by issue.

BM Harrison made a motion to amend the tabling motion to put it on for a definite date and have a special meeting in October just for this issue. We can do our homework over the summer. Motion second by BM Bortnick. BM Carroll asked if DOT can come back and amend these reports. If we are going to do our homework it should be on this report. Chair Seminara said we will deal with DOT's proposal as it is now. BM Gounardes thinks that if we table we should rescind what was already approved tonight and not just this issue. We should postpone it to a definite time and evaluate the whole proposal. Second by BM Bortnick. Chair Seminara called for a vote on the motion to table our discussions of the open issues until a definite date in October.

**Motion: CB10 to table the discussion of the open issues of DOT's proposal until a definite date in October. 25 in favor; 11 opposed. Motion carried.**

Chair Seminara asked if someone wanted to make a motion to rescind the previous votes so we can consider the whole plan again in October. BM Gounardes made the motion; second by BM Cruz. BM Amato asked Jesse Mintz-Roth if DOT could go ahead with the plan for implementation in the spring if we vote at the end of October, and he responded that he cannot answer that. BM Ryan asked him if the money for this project would still be there in the spring, and he responded that it would. BM Sarsour asked what the process would be in October. She is afraid we will be in the same discussion. Chair Seminara's editorial comment is that we have to have a special meeting very soon, maybe July or August, to further digest and explain this proposal, maybe over two or three nights. BM El-Yateem wanted to know if this would be done part by part or the whole plan. Chair Seminara thinks we are saying we will do it by October to implement it in the spring. BM Kaszuba suggested a written report prepared by the Committee detailing each of their recommendations in the next 30 days so we have time to digest it.

**Motion: CB10 to rescind the votes taken this evening on DOT's 4<sup>th</sup> Avenue proposal so we can consider them together in a composite plan at a special meeting in October. 30 in favor; 6 opposed. Motion carried.**

Chair Seminara asked Committee Chair Kieran to write a Committee Report in the next 30 days and he agreed. She noted that the plan is on the Community Board 10 website.

Committee Chair Kieran noted that there was an item on the agenda regarding CitiBench that the committee never got to.

BM Bortnick made a motion to have at least two or three meetings, July, August and September, where we can break DOT's proposal down to three parts to analyze all three parts so we can come in intelligently with a report. Second by BM Stelter.

**Motion: CB10 to hold at least two meetings during the summer to analyze DOT's proposal. 26 in favor; 10 opposed. Motion carried.**

With regard to CitiBench at 6753 4<sup>th</sup> Avenue, DM Beckmann explained that she did reach out to the Senator Street Block Association who did have some opposition to the location. They recommended an alternate location across the street. BM Rasinya made a motion to reject the current location.

**Motion: CB10 to reject DOT's proposed CitiBench location of 6753 4<sup>th</sup> Avenue. All in favor. Motion carried.**

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

In the absence of Zoning and Land Use Committee Chair Falutico, BM Gross rendered the Committee report regarding the Department of City Planning Climate Resilience Text Amendment. See Attached. Motion second by BM Grimaldi.

**Motion: CB10 has no objection to the Department of City Planning Climate Resilience Text Amendment that addresses emergency changes to Zoning regulations as a result of Superstorm Sandy for rebuilding. 42 in favor. 1 recusal – BM Stelter. Motion carried.**

With regard to the special permit process, Chair Seminara clarified that the Zoning Resolution that applies to the Bay Ridge Special District has a carve out to allow a special permit application to enlarge or increase the side yard to the rear yard on one or two family homes. The BSA routinely overrules our disapproval.

Therefore ZALUC decided it is time to ask City Planning to make an application to change the text in the Zoning Resolution to eliminate CB10 from this section. Motion second by BM Harrison.

**Motion: CB10 to request that City Planning Commission make application for a text amendment to Section 73-622, to remove CB10 from part (a) of this section. 42 in favor; 1 recusal – BM Stelter. Motion carried.**

### **JOINT ZONING AND LAND USE AND YOUTH SERVICES, EDUCATION AND LIBRARIES COMMITTEES**

Youth Services, Education and Libraries Committee Chair Vallas rendered the joint committee report. See attached.

### **ELECTION OF OFFICERS**

Chair Seminara thanked the Nominating Committee which was chaired by BM Grimaldi and composed of Board Members Amato, Gounardes, Quinones and Rasinya.

Chair Seminara explained that we have four positions open, and two of them are contested. The Chair and Secretary positions had only one nominee: Brian Kieran for Chair and Ron Gross for Secretary. She then asked Secretary Schiano to cast one vote for each of those positions. Secretary Schiano cast one vote for these two positions. Chair Seminara announced that we have elected Brian Kieran as Chair and Ron Gross as Secretary.

Chair Seminara stated that we have a contested election for Vice Chair and a contested election for Treasurer. She asked BM Grimaldi to distribute the ballots for Vice Chair, and then invited the two candidates for Vice Chair, Doris Cruz and Bob Hudock, to the podium to address the Board. Bob Hudock withdrew his nomination and congratulated Doris Cruz as our new Vice Chair.

As ballots were being handed out, Chair Seminara invited the two candidates for Treasurer, Greg Ahl and Fran Vella-Marrone, to the podium to address the Board.

Dorothy Garuccio collected the ballots. DM Beckmann and Nominating Committee Chair Grimaldi tabulated the ballots.

While waiting for the election results, discussion continued regarding the Department of Transportation's proposal. The question was asked as to who would determine the dates of the Transportation meetings and Chair Seminara responded it would be the new Chair. It is her understanding that Traffic and Transportation Committee Chair Kieran will write up his report in as much detail as he can and submit it to the Board Members. We will have two special meetings to discuss the plan. Anyone who wants to comment will do so at these meetings and we will be ready by October with a recommendation.

Election results – 38 ballots cast, 12 Board Members not present for vote. 24 votes for Greg Ahl, 14 votes for Fran Vella-Marrone. Greg Ahl was elected Treasurer.

### **OLD BUSINESS**

### **NEW BUSINESS**

### **BUDGET AND PERSONNEL COMMITTEE**

Executive Session – Board Members Only, Public Excluded

With no further business, Chair Seminara adjourned the meeting at 11:00 PM.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6<sup>th</sup> 2013 @7:00 pm

ZALUC Committee Meeting was called to order @ 7:10 pm on June 6<sup>th</sup> 2013.

A quorum was met.

See attachment for attendees.

Three main topics were discussed at this meeting

## TOPIC #1

### Department of City Planning Flood Resilience Zoning Text Amendment

The purpose of this city-wide text amendment is to enable flood resilient building construction throughout the designated flood zones. The amendment does not directly affect CB10, since fortunately; there are no flood designations in the contextual zoned districts located in Community District 10.

The text amendment will, however, affect surrounding areas that are designated as Zone A on newly released FEMA flood maps.. , it so does impact our overall environment.

The main issues addressed by the text amendment include:

Measuring building height with respect to the FEMA floor elevations (not from the customary curb or base plane)

Accommodating building access from grade

Locating mechanical systems above flood levels

Accommodating off-street parking above grade

New buildings and renovations to buildings within flood zones will be required to comply.

The overall result will be somewhat higher buildings in which only non-essential functions are located at the grade level. Since the height and scale of many buildings will change as a result of this text amendment, the text also contains "rules to mitigate the potential negative effects of higher first floors on the public experience of the street."

#### Committee Action:

The committee agreed that the text amendment is necessary for safety of life and property.

Motion was made indicating that CB10 has no objection to the Flood Resilience Zoning Text Amendment.

Vote: All in favor

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## TOPIC #2

### Department of Citywide Administrative Services (DCAS) –

#### Disposition of two city-owned properties in CB10

DCAS is the NYC agency that "disposes" of NYC owned properties (either by sale, lease, exchange or other means.) The two properties in current discussion are slated to be sold at auction by NYC under the Department of City Planning Uniform Land Use Review Procedure, Application # C130266PPK.

CB10 is permitted to suggest deed restrictions for inclusion in the sales agreement.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6<sup>th</sup> 2013 @7:00 pm

## **Property #1 - 621 86<sup>th</sup> Street (Block 6037/Lot 102):**

This property is the location of the former Community Board 10 office, at the 86<sup>th</sup> Street exit off the BQE. The city has attempted to encourage use of this building by non-profit agencies and other uses but despite these efforts, the building has been vacant for some time.

The committee discussed the current zoning and as-of-right uses as related to possible future private development of the site. The committee considered these uses and the overall bulk reasonable for the site but wanted to ensure that a "tower" type of construction could not be constructed in this location since it is a "first impression" site for our community, acting as a kind of "gateway" as cars exit off the parkway.

### **Committee Action:**

Motion was made to request that the DCAS disposition of the property at 621 86<sup>th</sup> Street (Block 6037/Lot 102) include the restriction that the maximum height of any future development shall not exceed the zoning regulations in effect on 6/17/13.

Vote: All in favor

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## **Property #2 – Midblock Property between 85<sup>th</sup> Street and 86<sup>th</sup> Street between 14<sup>th</sup> and 15<sup>th</sup> Avenue(Block 6339/Lot 164):**

This property is an interior lot with no street frontage and is bounded by adjacent residential rear yards. The property is not developable as a stand-alone site and is of potential value only to one or more of the adjacent residential properties.

### **Committee Action:**

Motion was made indicating that CB10 has no objection to disposition of the property at known as Block 6339/Lot164621 86<sup>th</sup> Street (Block 6037/Lot 102).

Vote: All in favor

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## **TOPIC #3**

### **Continuing efforts for Zoning Text Amendment revising Section 73-622, entitled "Enlargements of single and two-family detached and semi-attached residences Special Permit"**

This section of the zoning resolution is just one of the sections dealing with special permits. The particular section allows new non-compliant enlargements and increases in current non-compliances in bulk specifically as follows:

- With respect to side yards- allowing smaller tighter side yards
- With respect to rear yards, allowing shorter rear yards
- With respect to height, allowing increased heights of perimeter heights and overall building heights.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

June 6<sup>th</sup> 2013 @7:00 pm

The existing section is only applicable to three Community Planning Boards In Brooklyn - CB10, CB11 and CB15).

## History:

Motion was made by CB10 in 2006 to remove CB10 from applicability in this section of the zoning resolution. As per this motion of the entire board, a text amendment was requested from City Planning in early 2007 and request was acknowledge by the then Director of City Planning.

To date, the text amendment omitting CB10 from this section has not been accomplished.

It is important to note that since 1996, when Section 73-622 came into in effect, to the best of the committee's knowledge, CB10 has not looked favorably on even one application for this type of Special Permit, including the most recent application at 45 76<sup>th</sup> Street. This application and many other applications have been granted at the Board of Standards and Appeals without our approval

## Committee Action:

Motion was made to request that the City Planning commission make application for a text amendment to Section 73-622, to remove CB10 from part (a) of the section.

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## Other Discussions Topics for Fall:

1. Rapid increase in number of Massage Parlors - What actions can be taken from a zoning standpoint?
2. Parking Fairness Initiative – What action plans can be put in place according to the guidelines of the initiative?

Meeting was adjourned at 9:00 PM.

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Respectfully Submitted: 

Ann Falutico

Committee Chair Zoning and Land Use Committee

## Meeting Attendees:

Josphine Beckman

Doris Cruz

Ann Falutico

Barbara Germack

Ron Gross

Andrew Gounardes

Steve Harrison

Susan Pulaski

Dean Rasinya

Joanne Seminara

Fran Vella-Marone

Maryann Walsh

Joanne Seminara  
Chair  
Community Board 10, Brooklyn  
June 17, 2013

Board members, thank you for the privilege of serving as Chair for the past 3 ½ years. Thank you for your trust, cooperation, support and wonderful spirit. It has been an honor to guide the actions of the Board, and with all of you, assist our neighbors and keep our communities strong. Together we have enhanced our reputation for thoroughness, reasonableness and intelligence. I hope you will forgive me, Councilman, if I poked you in the back a few times to keep you under 5 minutes in an attempt to keep our meetings moving. Virtually everyone got the rush treatment at the 2 or 3 minute call so I was not picking on you. Tonight I even timed my husband so do not take it personally. If I motioned for any of you to wrap (none too discreetly) please forgive me.

It goes without saying but must be said that little of what we accomplished would have been without the expert and professional guidance, skill and work of Josephine Beckmann, District Manager, Dorothy Garuccio, our Community Coordinator and JoAnn Del Pin. They more than kept us on track; their wealth of experience, knowledge and kindness are evidenced by the excellent working relationship we have with law enforcement and representatives from the highest to the lowest rung of every city agency and state agencies --- the SLA comes to mind --- and with all of us. Jo expertly represented us at the BSA, SLA, Borough cabinet and countless City agency meetings. Together, we supported each other and did not back down when faced with intractable issues. Remember that 93 Lounge is now closed; it was Jo who told us there was no C of O for the building!

Our Board office is a true community center with an open door that constantly welcomes and solves problems for residents. People trust us to hear and advocate for them. In short, the service of our DM and staff is exemplary. They made my job as Chair a true pleasure as we talked through and worked out numerous urgent and protocol issues. I am blessed to now call them my friends. Jo and Dorothy, I have so enjoyed our early Friday morning coffees and always left the office grateful for our seamless work together! Thank you to our officers, Brian, Mary Ann, Eleanor for your support, vigilance and wise counsel.

About 4 years ago, I was considering stepping down as ZALUC chair as many Sunday afternoons found me writing (and grumbling about writing) one of my long reports but my husband repeatedly urged me to run for Board Chair. And then former Chairs Dean Rasinya and Steve Harrison encouraged me and told me I would love being Chair. I listened to them and ran with some trepidation to fill some big shoes and learn by doing. But they were all right; I loved serving as Chair.

Looking back from January of 2010, a few of our accomplishments as a Board include: the First Select Committee on Pedestrian Safety with public members, which was the first step in bringing attention to the accidents and fatalities on our avenues; our committees worked many hours and months and issued a Parking Fairness Report which we will pick up next Fall; we promoted community outreach with our First Bay Ridge Walking Tour and tour of the US Army Garrison and Harbor Defense Museum. Mostly thanks to Judy Collins we welcomed our service members with several editions of our discount coupon book which will again be presented tonight; we held 2 successful electronic recycling events with the support of Xaverian High School; successfully advocated to the NYS Legislature to amend the Adolescent Tobacco Use Prevention Act to include hookah smoking and shisha (although I regret that Jo and I never made it to a hookah bar to check it out); advocated for new, comprehensive changes to the Food Vendor System in NYC to address obvious outrageous inequities, and mobilized to provide aid to victims of Hurricane Sandy. Last summer's 92<sup>nd</sup> street sewer collapse was a bit intense. I am proud that we showed simple compassion by bringing food to our meetings monthly which was delivered to local food pantries and collected gifts for distribution to shelters during the holidays. I was honored to speak at the Ft. Hamilton Army Base leadership academy and present a keynote address to base personnel on the history of women's voting rights.

I pat myself on the back for choosing fantastic chairs for our committees. Chairs do the heavy lifting for the Board and each gave freely of their times and special talents. Each Chair served with the dedication and perseverance that was needed. I look back on the many T & T meetings chaired by Doris and Brian, and some tedious but never boring ZALUC and Police and Public Safety meetings. You all furnished excellent reports that are now part of our history and helped us make good decisions in the best interest of the communities we know and love. I greatly

enjoyed attending committee meetings and mostly tried not to interfere with your progress.

Even when we disagree we do so calmly (for the most part, Alan) and move on to remain one unified board that defends its actions. I salute each and every one of you for working so well together and for the respect you have shown each other and me.

I leave the Chair in the very capable hands of Brian Kieran. Our new officers will expertly pick up the mantle of the unfinished business we have before us, which include following up on a bike lane plan, an application to excise the special permit from our Special Bay Ridge District zoning, the problems with the sales and use of illegal drugs which persists, and one of our latest challenges --- dealing with the apparent rise of prostitution in "so called" massage establishments in our communities. New issues emerge with each passing week.

Our work has been to creatively and responsibly protect our corner of southwest Brooklyn as well as the city and state; to create a democratic process for involving and hearing the community and make decisions for that community with integrity and honesty and respect for one another. In our interesting and vibrant corner of the world where we live as members of different faiths, races, ways of life, and ethnic origins, I believe that together we have done just that. I thank you again from the bottom of my heart for the privileged of leading the Board. Finally I thank my husband, Pierre, for his daily counsel, love and support every day.

May you all be blessed for your service to one another and the people of this community.

A handwritten signature in cursive script, reading "Joanne Seminara". The signature is written in black ink and is positioned above the printed name and title.

Joanne Seminara  
Chair

## **DISTRICT MANAGER REPORT**

**June 17, 2013**

Dear Board Members,

June is always a very busy month for the District Office. We are happy to be participating this year with Summer Youth Employment Program and will be attending the job fair this Thursday to interview perspective SYEP participants.

This is also Block Party season. Rules pertaining to applying for a Street Activity permit are available online. To date, the District Office has received 45 applications for events this summer.

I know we have a long agenda and wanted to take a few minutes on behalf of the staff at Community Board Ten to say publicly that it has been an absolute pleasure working with Joanne Seminara as Chair of our Community Board for the past three and half years. I am humbled by the work all of you do as volunteers in our community – working on issues each month to make our community the best place to live work and raise a family!! As those who have served as Chair know that there is a lot of work behind the scenes in running successful Board Meetings and in an active community as is ours there are many events and issues that fill the calendar. I thank Joanne today for her accessibility, attention and responsiveness to residents' concerns. I thank her too for her leadership during her term and for always being there for me – with advice and direction.. talking through many issues that needed responses. Dorothy and I will miss our early Friday morning meetings where we reviewed Board business over morning coffee. We appreciate your enthusiasm, energy and spirit of community! We will miss working so closely with you..thank you..!! Also, two more outgoing Officers – Treasurer MaryAnn Walsh and Secretary Eleanor Schiano.. thank you so very much for all your hard work and commitment to our Board. You are leaders who have taught me a great deal and it is an absolute pleasure working with you on community issues.. thank you..!

Welcome to our new Board Members Brian Kazuba and Adil Oualim – we look forward to working with you both!

### **ANNOUNCEMENTS**

MTA – NYC Transit Authority – FAST TRACK – Service Suspension on the N, Q, R Broadway line begin this evening from 10pm and 5AM at last for four consecutive week nights.

This Saturday, June 21, 2013 – American Cancer Society Relay for Life at Fort Hamilton Field – 12pm to 10pm.

The 108th Annual Independence Day Parade will step off at Noon on Saturday, June 29th, and march up 13th Avenue from 71st Street to 86th Street

The next General Board meeting will take place on Monday, September 16<sup>th</sup>, 2013 7:15 PM at Shore Hill Community Room 9000 Shore Road. Happy Summer!!!

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Josephine Beckmann". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2012 to June 30, 2013

Budget Appropriation for FY 13	\$206,895.00
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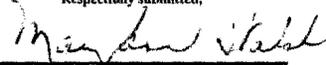
	7/31/12	8/31/12	9/30/12	10/31/12	11/30/12	12/31/12	1/31/13	2/28/13	3/31/13	4/30/13	5/31/13	6/30/13	Y - T - D
DISTRICT MANAGER	\$7,575.10	\$11,378.19	\$7,585.46	\$7,585.46	\$7,585.46	\$7,585.46	\$7,585.46	\$7,585.46	\$11,378.19	\$7,585.46	\$7,585.46		
COMMUNITY COORDINATOR	\$4,602.96	\$6,913.89	\$4,609.26	\$4,609.26	\$4,609.26	\$4,609.26	\$4,609.26	\$4,609.26	\$6,913.89	\$4,609.26	\$4,609.26		
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,440.96	\$2,188.44	\$1,656.96	\$1,656.96	\$1,656.96	\$1,656.96	\$1,656.96	\$1,656.96	\$2,485.44	\$1,656.96	\$1,656.96		
<b>Total Personal Services</b>	<b>\$13,619.02</b>	<b>\$20,480.52</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$20,777.52</b>	<b>\$13,851.68</b>	<b>\$13,851.68</b>	<b>\$0.00</b>	<b>\$165,690.50</b>

ExpensesCode	Description	7/31/12	8/31/12	9/30/12	10/31/12	11/30/12	12/31/12	1/31/13	2/29/2013	3/31/13	4/30/13	5/31/13	6/30/13	Y - T - D
10B	Telephone													
10X	Intra-City Supplies													
40B	Intra-City Telephone	196.62	198.91	196.62	201.45	196.37	193.64	193.02	201.20	196.79	201.29	205.43		
100	Supplies & Materials			128.84		99.60			189.07		240.05	277.76		
101	Printing Supplies													
117	Postage											1,000.00		
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	135.00		135.00			135.00	95.00		135.00				
352	Data Process. Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc/Equip	234.41	234.41	234.41	234.41		44.41	188.60	193.41	193.41	193.41	193.41		
417	Advertising													
431	Leasing Misc. Equip													
451	Local travel expenditures						400.00							
602	Telecomm. Maintenance	21.70	21.70	21.70	21.70	21.70	21.70	21.70		21.70	21.70	39.22		
612	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual		530.00											
624	Cleaning Services	160.00	240.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	240.00		
698	Iron Security Gate Maintenance													
676	Awning													
414	Water, Sewer, Utility													
<b>Total Other than Personal Services</b>		<b>\$747.73</b>	<b>\$1,225.02</b>	<b>\$876.57</b>	<b>\$617.56</b>	<b>\$477.67</b>	<b>\$954.75</b>	<b>\$658.32</b>	<b>\$743.68</b>	<b>\$706.90</b>	<b>\$816.45</b>	<b>\$1,955.82</b>	<b>\$0.00</b>	<b>\$9,780.47</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>14,366.75</b>	<b>21,705.54</b>	<b>14,728.25</b>	<b>14,469.24</b>	<b>14,329.35</b>	<b>14,806.43</b>	<b>14,510.00</b>	<b>14,595.36</b>	<b>21,484.42</b>	<b>14,668.13</b>	<b>15,807.50</b>	<b>0.00</b>	<b>175,470.97</b>
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<b>TOTAL UNCUMBERED BUDGET BALANCE</b>													<b>\$31,424.03</b>
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Respectfully submitted,

  
Mary Ann Walsh, Treasurer

**Community Board Ten  
Police and Public Safety Committee  
June 12, 2013**

The Police and Public Safety Committee met in quorum on June 12, 2013. The meeting commenced at 7:10 PM.

**New On Premise SLA Application for Name TBD, 6314 Ft. Hamilton Parkway**

The application is for a new liquor license at a new location. The location is presently a large garage in a manufacturing zone. The applicant stated that he has construction plans that have yet to be approved by the DOB. According to the applicant the maximum occupancy is 190 people. The hours of operation will be 7:30 PM – 1:00 AM seven days per week. There will be Karaoke with separate Karaoke rooms. In addition to Karaoke, there will be recorded background music. No live music. No outside use including that of the roof top. There will be parking for ten cars in front of the building. The applicant also owns another establishment within the boundaries of Community Board Ten, New World located at 834 62 Street. This other establishment has a very troubled history such as a number of SLA violations, Fire Department violations and Health Department violations. There have been arrests and violent activity at the location. This information was brought to the attention of the applicant at the committee meeting. There were members of the public present who spoke in opposition to the application. The applicant stated that he was going to withdraw his application. The committee voted unanimously to disapprove the application should the applicant not withdraw said application.

**Community Board Ten**  
**Police and Public Safety Committee**  
**June 12, 2013**  
**Page 2**

Change of Class SLA Application from Tavern Wine to On Premise license for Sam's Bakery, LLC, 9324 3<sup>rd</sup> Avenue

The application is for change of class SLA application from tavern wine license to a full on premise liquor license. This is an existing establishment that has been in operation for two years. There is no adverse history. Maximum occupancy is 28 people with 10 tables and 22 seats. The method of operation is a Dessert Café. The hours of operation will be Thursday – Saturday 5:00 PM – 2:00 AM, Tuesday – Wednesday 5:00 PM – 12:00 AM, Sunday 11:00 AM – 7:00 PM and it will be closed on Monday. There will be recorded background music only. This application is subject to the SLA 500 foot rule and as such a SLA 500 foot rule hearing is in order. No one from the public was present to speak on the matter. The committee voted unanimously to approve the application.

New SLA Application for a Wine and Beer license at C&H Corp., 8619 5<sup>th</sup> Avenue

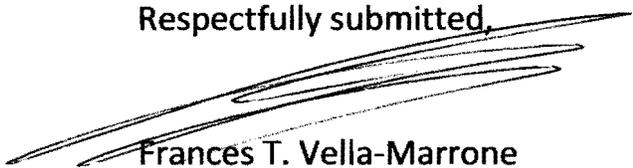
The application is for a new wine and beer license. This is an existing establishment that has been in operation for four years. There is no adverse history. The maximum occupancy is 74 people. There will be 12 tables and 48 seats. The method of operation is a restaurant. Hours of operation are Monday – Thursday 11:00 AM – 11:00 PM, Friday – Saturday 11:00 AM – 12:00 AM, Sunday 11:30 AM – 10:30 PM. The method of operation is a restaurant. There will be recorded background music only. No one from the public was present to speak on the matter. The committee voted unanimously to approve the application.

**Community Board Ten  
Police and Public Safety Committee  
June 12, 2013  
Page 3**

The final draft of the Community Board Ten SLA License Application Questionnaire was presented to the committee and was approved by a unanimous vote.

The meeting was adjourned at 8:05 PM

Respectfully submitted,



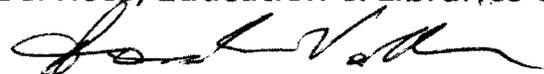
Frances T. Vella-Marrone  
Chairwoman  
Police and Public Safety Committee

Joint meeting of the Zoning and Land Use Committee and the Youth Services, Education and Libraries Committee took place on May 30, 2013 at the District Office. Present at the meeting were members of both committees, Josephine Beckmann District Manager CB10, Steve Gonzalez and other members representing the School Construction Authority, Gavin McRae of McRae Gibbons Architects, Karina Constantino Community Superintendent, Laurie Windsor President of CEC 20, Tony Woo Principal of PS 170, Representatives of Local Elected Officials and neighbors of the school. Construction project to be performed on PS 170 located on 6<sup>th</sup> Avenue between 71<sup>st</sup> Street and 72<sup>nd</sup> Street. The existing building to remain and have the bathrooms renovated. The existing building shall be connected to the new building via a hallway. The new building shall be constructed behind the existing building and two temporary structures that presently exist on the property shall be removed. The new building shall have a total of 13 new classrooms, of those classrooms one classroom shall be a science classroom and one shall be an art classroom. The school after the construction project is completed shall have 240 additional seats for students of the school. The main entrance of the school presently on 6<sup>th</sup> Avenue shall be moved to 72 st Street. The beginning of the job that will consist of the bidding process and awarding of the job shall begin in July of 2013. The construction project is expected to start in 2013 and to be completed by 2016. Two neighbors that were present at the meeting had concerns. The concerns are with the people walking thru the driveway onto the school premises and with sanitation placement of trash and pickup. The principal of the school Mr. Woo will be working with the neighbors and the school community in an attempt to resolve these issues.

Respectively Submitted

Sandy Vallas

Chair Youth Services, Education & Libraries Committee



**COMMUNITY BOARD TEN RECORD OF ROLL CALL VOTE**

MEETING DATE June 17, 2013

MOTION TOPIC VOTE TALLY For CB10 TREASURER

MEMBER	AHL	VELLA-MARRONE	ABSENT
Ahl, Greg	✓		
Amato, Liz		✓	
Bortnick, Allen	✓		
Capetanakis, Jaynemie	✓		
Carroll, Kevin Peter		✓	
Chin, Shirley			✓
Collins, Judith	✓		
Cruz, Doris	✓		
D'Amelio, Ida			✓
DeMetz, Anna			✓
El-Yateem, Khader		✓	
Falutico, Ann			✓
Festa, Michael	✓		
Germack, Barbara		✓	
Gouardes, Andrew	✓		
Grimaldi, Judith	✓		
Gross, Ronald		✓	
Harrison, Stephen	✓		
Hudock, Robert	✓		
Johnson, June	✓		
Joudeh, Habib	✓		
Kaszuba, Brian	✓		
Khatari, Katherine			✓
Kieran, Brian		✓	
Kokolis, Stella			✓
Leonardos, Nikolaos		✓	
Lobuglio, Luigi			✓
May, Jeannie	✓		
McCone, Rhea		✓	
Meade, Rita	✓		
Nolan, Mary			✓
Oualim, Adil	✓		
Pulaski, Susan	✓		
Quinones, Mary			✓
Rasinya, Dean	✓		
Rimawi, Husam			✓
Romero, Susan		✓	
Ryan, Jean	✓		
Sarsour, Linda	✓		
Schack, Dilia			✓
Schiano, Eleanor		✓	
Seminara, Joanne	✓		
Sokoloski, Joseph		✓	
Stelter, Lawrence	✓		
Vallas, Sandy		✓	
Vella-Marrone, Fran		✓	
Walsh, Mary Ann		✓	
Willis, Lori	✓		
Wu, Tony	✓		
Yedin, Jonathan			✓
<b>TOTALS</b>	<b>24</b>	<b>14</b>	<b>12</b>

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
QC's Deli Grocery Inc., 6123 Fort Hamilton Parkway	6/17/13	New Application (Beer Only)
Chadwick's, 8822-8824 3 <sup>rd</sup> Avenue	6/21/13	Renewal
Tuscany Grill, 8620 3 <sup>rd</sup> Avenue	6/21/13	Renewal
Sam's Bakery LLC, 9324 3 <sup>rd</sup> Avenue	6/24/13	Renewal
Pizza Reale Ltd., d/b/a Vaccaro, 6718 Fort Hamilton Parkway	7/3/13	Renewal
Giacomo's Wood Fired Pizza Bay Ridge, Inc. 7902 3 <sup>rd</sup> Avenue	7/3/13	Renewal
Thomas Dongan Council #1251 Knights of Columbus, 8122 5th Ave.	7/3/13	Renewal
Bay Sushi New York Inc., 29 Bay Ridge Avenue	7/10/13	Renewal
Petasos Restaurant Corp., d/b/a Emphasis Restaurant, 6820-6822 4 <sup>th</sup> Avenue	7/11/13	Renewal
J&L Asian Food Inc., d/b/a Nouvelle Asian Fusion Lounge, 8716 3 <sup>rd</sup> Avenue	7/15/13	Renewal
Embers Steakhouse, 9517-9519 3 <sup>rd</sup> Avenue	7/15/13	Renewal
Old World Holdings Inc., d/b/a Delia's Lounge, 9224 3 <sup>rd</sup> Avenue	7/16/13	Renewal
Petit Oven LLC, 276 Bay Ridge Avenue	7/16/13	Renewal
Bay Ridge Hospitality LLC, d/b/a Grotto Restaurant, 8901 3 <sup>rd</sup> Avenue	7/16/13	500' Hearing
Sally's Place, 7809 3 <sup>rd</sup> Avenue	7/17/13	Renewal