

**Community Board Ten Board Meeting Attendance  
Shore Hill Community Room  
Monday, September 15, 2014 – 7:15 pm**

Board Members Present: 38

Greg Ahl  
Liz Amato  
Jumana Bishara  
Allen Bortnick  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Paul Cassone  
Shirley Chin  
Judith Collins  
Ida D'Amelio  
Ann Falutico  
Michael Festa  
Barbara Germack  
Ronald Gross  
Stephen Harrison  
Victoria Hervas-Castaneda  
Robert Hudock  
June Johnson  
Habib Joudch  
Brian Kaszuba  
Katherine Khatari  
Brian Kieran  
Stella Kokolis  
Nikolaos Leonardos  
Nick Nikolopoulos  
Mary Nolan  
Susan Pulaski  
Mary Quinones  
Dean Rasinya  
Husam Rimawi  
Linda Sarsour  
Eleanor Schiano  
Joseph Shaia  
Joseph Sokoloski  
Lawrence Stelter  
Mary Ann Walsh  
Lori Willis  
Tony Wu

Board Members Excused: 8

Doris Cruz  
Khader El-Yateem  
Judith Grimaldi  
Rhea McCone  
Dilia Schack  
Joanne Seminara  
Sandy Vallas  
Brian Walsh

Board Members Absent: 3

Anna DeMetz  
Adil Oualim  
Jonathan Yedin

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

October 15, 2014 - 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
JEANNINE BARDO			oceanhoriz@aol.com	BHPA
LIAM GROARKE	718 249 612		LIAMGROARKE3@gmail.com	Offic Rep Assemblymember Piccola Italia (Lakewood)
Nicolas Chiriac				
Liam McCake	718-630-5272		liam.mccake@mail.house.gov	Rep GRIMM
Frank Galusci	718-650-3755		FDT-DBT@EARTHLINK.NET	LIFE CENTER OF NY
BOB CASSARA	718-745-3166		bob.cassara@VERIZON.NET	BHPA
John Quagione	(718) 238-6044		quagione@ny.senate.gov	Senator Marty Borden
Kayla Santocrosso	330-635-2110		kayla.aacny@gmail.com	AAANY
SUSAN CASSARA	718-745-3166		CASSARA973@yahoo.com	BROOKLYN HPA
MAX JAEGER	718 260 8303		MJAEGER@CNGLOCAL.COM	DAY RIDGE COURIER

## COMMUNITY BOARD TEN GUESTS

Date: September 15, 2014 – 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
LINDA ORLANDO 260 658 232	718 238 9135	718 238 9135	LINORLANDO@aol.com	
Kenneth Chiu	(646) 330-8000		kehiu@council.nyc.gov	NYC Council Manday Chang Member
Helen Moskovites-Kehagias	718-316-5840		elenimk.mvpk@gmail.com	Special needs Childrens advocate
ROSA CASELLA	718-236-5266			NIA
MIKE BOVE	718-236-5266			NIA
Maruf Mithu Alam	718 4926334		marufx5@gmail.com	Assemblyman Felix ortiz
J BOVA	718 236 1769			Peter Abbate
John P. Murphy	(918) 378-0618		branch41@aol.com	NALC Branch 41 Ex V.P.
Carol Beneducci	718 259-3398			
Rose Marie Amaro	718 236 4430			

**COMMUNITY BOARD TEN BOARD MEETING**  
**September 15, 2014 – Shore Hill Community Room**  
**MINUTES**

Chair Kieran called the meeting to order at 7:20 PM and invited Fred D. Trabulsi, Executive Director, Life Center of New York, to lead the Honor of the Pledge.

Chair Kieran asked for a motion from the floor to adopt the amended Agenda. Motion by BM Sokoloski. Agenda adopted as amended.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the June 16, 2014 Board Meeting. Motion by BM Stelter, seconded by BM Collins. Minutes adopted as written.

**PRESENTATION**

Amit Bagga, Deputy Commissioner for External Affairs, Department of Consumer Affairs, stated that the DCA licenses and regulates over 80,000 businesses in all five boroughs, for more than 55 different industries. The DCA makes sure that the businesses are complying with the law. To this end, the Department often issues violations and fines when businesses are found to not be compliant. With the new administration, they are taking a very different look at how to significantly reduce the burden on small businesses by reducing the number of violations and fines. They have started implementing the Cure Law, which enables the DCA along with other agencies to look at what they feel are small violations to give the business owner 30 days to fix the violation. There are approximately 100 violations that fall within this category.

They have also focused on fine reduction and will now change the way they assess the fines for violations. There will now be one fine for one type of violation. By the middle of next year the amount of fines will have been reduced by \$5Million. DCA is taking a very pro-active approach to look at how they can make life easier for business owners.

The DCA also runs the Office of Financial Empowerment which is a network of 30 sites across the City where any individual can walk in, sit down with a certified financial counselor and get free extensive one-on-one financial help.

Mr. Bagga then spoke about the New York City Paid Sick Leave Law which requires businesses with less than five employees to provide unpaid sick leave, and businesses with more than five employees to provide paid sick leave. Employees earn paid sick leave over a period of time.

Lastly, Mr. Bagga spoke on the issue of home improvement contractors, saying that the DCA licenses over 14,000 home improvement contractors. Home improvement contractors must provide the homeowner with a contract stipulating the type of work they will do, and the exact charge in advance. They are not allowed to come back and charge extra money. The DCA is focusing on letting people know that the contractor has to be licensed and provide a contract with the price. He encouraged people to contact them if they are having trouble with a contractor.

BM Falutico asked what qualifications contractors must have and was told they need to pass a test (which is currently being refined) by the DCA that is standardized. BM Stelter asked if there are bonding requirements and was told that there are. BM Bortnick asked what type of enforcement the DCA provides other than going to court. Mr. Bagga replied that he is not advising going to court; he is advising contacting the DCA. They investigate complaints, assess fines, and if they find contractors are doing unlicensed work they can take away their vans and tools. A resident who was present asked how quickly they respond to complaints and was told they generally had a 10-14 day turnaround. He noted that licensed contractors are supposed to have the DCA

license number on their van, and if you see a van without the license number that might be an indication that it is not a licensed contractor. In that case you can call the DCA right away and they may be able to send someone out that day. If they do not have a license, the DCA has the authority to seize their vehicle. BM Germack asked about nail salons and was told that is not something that currently falls under DCA jurisdiction. There is a proposal that has been put forth by the Public Advocate that would authorize the Department of Health to look at them.

## **PUBLIC SESSION**

John Quaglione from Senator Golden's office announced the following: Sunday will be the last Yoga in the Park. The 12<sup>th</sup> Annual Autumn Moon Festival will be held on Sunday from 12:00-5:00 PM at Leif Ericson Park. Brooklyn's 8<sup>th</sup> Annual Senior Idol Auditions were last week. There are 13 or 14 finalists, and Frank Valli's brother Bobby will be a celebrity judge and perform. It will be on Saturday, October 25<sup>th</sup> at 7:00 PM at Xavarian High School. The cost is \$10 which goes to Xavarian High School. Anyone who purchases a ticket will get a raffle ticket to win tickets to Jersey Boys.

Finally, he announced that there is one bill that was passed this legislative session which they are waiting for the Governor to sign. Senator Golden's bill is to expand the World Trade Center Disability Law, which would help people who were at Ground Zero as emergency or non-emergency workers who now have health issues get the benefits to pay for their medical care.

Larry Morrish announced he is representing Assembly Member Felix Ortiz and provided an update on the R train. The Assembly Member is working on a Gowanus cleanup. With regard to the drug problem, Donna Mae DePola will announce that she opened a center here in Bay Ridge. Assembly Member Ortiz has provided funding for a van to bring people from Bay Ridge to Sunset Park. He thanked Habib Joudeh for personally donating \$5,000 for that center to open.

Nicholas Chamberas from Assembly Member Nicole Malliotakis' office announced that the R train is coming back. The repairs on the 76<sup>th</sup> Street stairwell were completed by DOT. Tomorrow Assembly Member Malliotakis is having a press conference at 3:00 PM outside Fort Hamilton High School, 8301 Shore Road, regarding two bills on the Tuition Assistance Program. One bill would increase the household income from \$80,000 to \$100,000, and the second bill would restore TAP eligibility for graduate students. Finally, discussed a bill to reimburse teachers up to \$500 for money they spend for their classroom supplies.

Council Member Vincent Gentile stated that he has joined with Community Board Ten in calling on the MTA to have more ceremonial activities in Bay Ridge for the Verrazano Narrows Bridge's 50<sup>th</sup> Anniversary. He also called upon the MTA to roll back the toll on the bridge for one day to the 1964 price of \$.50. They said "try the 50<sup>th</sup> anniversary."

The Councilman noted that the question now with the R train coming back is what will happen to the commuter ferry. The Mayor said we need a comprehensive plan of ferries across the city. The Councilman is trying to negotiate that and he will keep us informed.

With regard to school overcrowding, the Councilman stated the he spoke with Karina Costantino who told him how serious the problem is this year. It is really a direct reflection of the illegally converted homes. He is working with the Department of Buildings to come up with data to support the hypothesis that we have more families than we otherwise would in traditional growth that are flooding our schools. This data might be evidence that we can present to the City and the Department of Buildings if we need to get legal action taken. He has also introduced legislation to crack down on illegal conversions. One would allow the DOB to issue summonses and notices of violations based on external evidence of an illegal conversion. Another bill he introduced would prevent design professionals from being able to self-certify if they committed a faulty application for building permits that resulted in a stop work order twice or more in one year.

Councilman Gentile announced that his office has opened at 8018 5<sup>th</sup> Avenue. He invited everyone to the open house on Saturday from 11AM to 3PM. He noted that Community Board Ten is having an event on Wednesday at the Eco Dock aboard the Kingston, which is a 1920's mini yacht.

Finally, he announced that he and Borough President Adams introduced a resolution asking the Department of Motor Vehicles to create and issue special license plates with the words "Cure Childhood Cancer" on them and to donate any excess money that is collected from those special plates to a Cure Childhood Cancer trust fund.

BM Harrison thanked Councilman Gentile for getting the commuter ferry for Bay Ridge. It might go away now, but it made a lot of lives much easier during the R train repairs. Chair Kieran stated that we look forward to working with the Councilman on the illegal conversion issue. We worked on this over the summer and he noted the efforts of the Zoning Committee, especially Committee Chair Falutico.

Elizabeth Ernish from Brooklyn Borough Hall announced an Emergency Preparedness Forum which will be held on September 16<sup>th</sup> at Borough Hall. Also, this Sunday is the Brooklyn Book Festival at 10:00 AM at Borough Hall.

Donna Mac DePola from The Resource Training Center thanked Community Board Ten its help. The Bay Ridge facility opened on July 15<sup>th</sup> at 408 77<sup>th</sup> Street and they currently have 27 clients, ages 20 to 60, who are all voluntary. They serve the community of people who have problems with prescription drugs, alcoholism, cocaine, who come to get help. There have been no issues with neighbors as they are trying to be very discrete. Assembly Member Ortiz gave them a grant, and she thanked him and Councilman Gentile, who visited them on 39<sup>th</sup> Street, and Larry Morrish and the Community for assistance in helping to open this very important site in the Bay Ridge community.

Lt. Joel Ashcraft from the Salvation Army noted that the Bay Ridge Salvation Army has been part of the community for over 105 years. They offer senior programs, after school programs, music education programs, homeless feeding programs, programs to help clothe the needy. One thing that is coming up is their high need for distribution during Thanksgiving. Just \$15 can help feed a whole family. The Salvation Army gives families either a turkey or a gift card so they can go out, make the purchase, and go home and make the kind of food they want. He asked any folks in our community who would be able to help support them to please contact him.

Tom Greene noted that there will be a cleanup at Denyse Wharf, as there has been for 25 years, on October 19<sup>th</sup>. He asked the Community Board for its support and asked that Denyse Wharf be placed higher on the capital projects list.

David Kupferberg, a member of the Committee for Better Transit (CBT), spoke about the current bus service and how best to change it. In 2003 CBT submitted a package of proposals to the New York Metropolitan Transportation Council, and the Subcommittee decided to recommend half of what was proposed. NYCT claims that there is significant demand for the present route structure. However, CBT believes the result is service gaps that inhibit transferring, causing people to make indirect trips. Time is wasted and mass transit use is discouraged. They feel planners should be allowed to look at the bus network holistically, make the correct conclusions, and adjust routings where necessary.

Bob Cassara, Susan Cassara, and Jeannine Bardo spoke about the growing problem regarding illegal conversions within Community Board Ten. They thanked the Board and particularly the Zoning Committee for holding two special Zoning meeting during the summer. There is a deep concern and support for stopping the illegal conversions, and it is important that we get control of this issue. They feel we are moving in the right direction but making slow progress. They have drawn up a list of items of paramount importance that should be included in a rental unit registration law, which they would like passed in New York City. Rental Unit

Registration would be a way to remediate the hazardous conditions, improve public safety and retain the zoning of the area. Tenants living in illegally converted buildings are living in substandard conditions. Real estate agents are renting illegal apartments to unsuspecting tenants and local residents are questioning their selling tactics. Tenants in illegal conversions are at the mercy of the landlord because they are not legally housed.

Assembly Member Alec Brook-Krasny announced that the State has launched the online State Recruitment Resources Center which will serve as the central online employment recruitment location for job seekers who are certified eligible for participation in the Governor's Program to Hire Persons and Veterans With Disabilities.

## **PUBLIC HEARING**

Zoning and Land Use Committee Chair Falutico rendered the Committee report. See attached. It was noted that the Committee recommended approval of this application with the conditions noted. Discussion followed.

BM Hudock asked for a description of the extension. Committee Chair Falutico stated that this building's property line goes 14' beyond the sidewalk on the side street. BM Hudock said we usually see a rendering of the design, and was told that the Committee felt that sufficient information was submitted. It increases the degree of non-compliance. Currently the building is 100 square feet overbuilt. This will bring it to 692 square feet over. BM Harrison noted that the fact that it is non-compliant does not mean they did something wrong. The building was originally built non-compliant.

Chair Kieran asked for a motion to adopt the Committee's recommendation. Motion by BM Rasinya, seconded by BM Sokoloski.

**Motion: CB10 to approve the BSA Special Permit Application No. 154-14-BZ at 6930/6934 5<sup>th</sup> Avenue which seeks to allow a one-story addition to the existing four story commercial and residential building, with the condition that mechanical equipment or other permitted appurtenance on the roof of the extension shall observe code-compliant distance from residential windows, shall not impede egress and shall not be visible from the streets and sidewalks at the intersection and from the approaching blocks. 37 in favor; 1 recusal – BM Stelter. Motion carried.**

BM Bortnick announced that WPIX has a promo for their news saying "from Bellmore to Bay Ridge". He prepared a Thank You letter that he asked everyone to sign. He will have it framed and delivered to WPIX as a thank you.

## **CHAIR'S REPORT**

Chair Kieran welcomed everyone back and thanked the Board Members for their service. Everyone does a great job. He thanked those who have taken on new responsibilities. He said that there is a lot to do this year and we will get it done with their cooperation and help.

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

**TREASURER'S REPORT – See Attached**

## **COMMITTEE REPORTS**

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

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

With regard to the new SLA application for Celtic Rose, BM Nikolopoulos asked about the amplified music. Committee Chair Willis explained that there would be no amplified music except for a private party, which would be a small PA system. Motion to support the Committee's recommendation by BM Amato, seconded by BM Quinones.

**Motion: CB10 to deny the new SLA Wine/Beer application for Celtic Rose, Ltd., d/b/a Celtic Rose Irish Tea Room, 8905 3<sup>rd</sup> Avenue unless the applicant agreed to the following proposed stipulation: Premises shall not have any amplified music/announcements except Thursday to Sunday, and on such days any amplified music/announcements shall end at 1:00 AM. All in favor. Motion carried.**

Motion to support the Committee's recommendation regarding the Wine/Beer application for Shogun Sushi by BM Quinones, seconded by BM Collins.

**Motion: CB10 to approve the new SLA Wine/Beer application for Shogun Sushi Inc., 6201 11<sup>th</sup> Avenue. All in favor. Motion carried.**

With regard to the new SLA On Premise Application for To Restaurant and Bar Inc., it was noted that the Committee suggested that the applicant consider withdrawing its application. The applicant agreed, and no vote was taken by the Committee. However, there has been no formal withdrawal by the applicant, and the owner was not present at tonight's meeting.

A motion from the floor was made to deny the application by BM Rasinya, seconded by BM Sokoloski. Discussion followed.

BM Harrison suggested that a strong letter be written explaining why we are denying this application and making it clear that the stipulations are not followed. They say they are going to withdraw and then do not withdraw, and they do not show up for the meeting. Chair Kieran agreed that a very strong letter be sent with the history of the location, the fines, police activity, stating in no uncertain terms that we do not believe anyone can operate that type of establishment there. DM Beckmann mentioned that during the month of June with the prior establishment owner there were 12 arrests at that location, all for possession of a controlled substance. There were many community residents who contacted the District Office concerned about the location and its adverse history. BM Capetanakis noted that PS 310 and PS 69 are near this establishment, Crown KTV is on 64<sup>th</sup> Street, and Peony KTV is on Fort Hamilton Parkway between 63<sup>rd</sup> and 64<sup>th</sup> Streets. This establishment directly affects the surrounding community.

**Motion: CB10 to deny the new SLA On Premise Application for To Restaurant and Bar Inc., 834 62<sup>nd</sup> Street. All in favor. Motion carried.**

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

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

### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

A motion was made by BM Sokoloski, seconded by BM Nolan, to support the Committee's recommendation regarding the proposed CityBench location at 6651 4<sup>th</sup> Avenue.

**Motion: CB10 will delay voting on the Department of Transportation's proposed CityBench location at 6651 4<sup>th</sup> Avenue, between 65<sup>th</sup> and 66<sup>th</sup> Streets, pending the final location of the bus stop. All in favor. Motion carried.**

A motion was made by BM Quinones, seconded by BM Amato, to support the Committee's recommendation regarding the proposed CityBench location on the bridge over the LIRR Tracks.

**Motion: CB10 to approve the Department of Transportation's proposed CityBench location on bridge over LIRR tracks, 4<sup>th</sup> Avenue between 65<sup>th</sup> and 66<sup>th</sup> Streets, West Side. All in favor. Motion carried.**

A motion was made by BM Stelter, seconded by BM Johnson, to support the Committee's recommendation regarding the CityBench location at McKinley Park between 73<sup>rd</sup> and 74<sup>th</sup> Streets.

**Motion: CB10 to approve the Department of Transportation's proposed CityBench location at McKinley Park, Fort Hamilton Parkway between 73<sup>rd</sup> and 74<sup>th</sup> Streets, West Side. All in favor. Motion carried.**

With regard to the proposed CityRack location at 9105 3<sup>rd</sup> Avenue, BM Falutico asked for the reason two Committee members opposed this location and was told they wanted to make sure there was enough clear area. BM Amato noted that she opposed it and suggested a spot around the corner. There has been a request by Casa Calamari to remove a bike rack that interferes with pedestrians on 3<sup>rd</sup> Avenue and 86<sup>th</sup> Street which was denied. This is a very crowded corner with a bus stop and very high pedestrian traffic.

A motion was made by BM Quinones, seconded by BM Khatari, to support the Committee's recommendation regarding the proposed CityRack bike rack location at 9105 3<sup>rd</sup> Avenue.

**Motion: CB10 to approve the Department of Transportation's proposed CityRack bicycle rack installation for two (2) bicycle racks outside of Food Town Parking lot, south of the southern line of the crosswalk and/or south of the crosswalk sign in front of 9105 3<sup>rd</sup> Avenue. 33 in favor; 5 opposed. Motion carried.**

## PARKS COMMITTEE

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

A motion was made by BM Quinones, seconded by BM Chin, to support the Committee's recommendation regarding the Patrick O'Rourke Playground redesign.

**Motion: CB10 to approve the Parks Department plans for Patrick O'Rourke Playground redesign (81<sup>st</sup> Street between 11<sup>th</sup> and 12<sup>th</sup> Avenues) presented to the Committee on July 16, 2014. All in favor. Motion carried.**

## **OLD BUSINESS**

Chair Kieran welcomed the new Community Board Ten Board Members Jumana Bishara, Paul Cassone, Victoria Hervas-Castaneda, Nick Nikolopoulos, Joe Shaia, and Brian Walsh. He announced that Jean Ryan has resigned from the Board, and thanked her for her many years of service. Chair Kieran gave a very special thanks to BM Collins who is our Ambassador at Large for Community Board Ten. She fills in quite often in so many ways.

## **NEW BUSINESS**

Kathy Khatari announced that she left information from the DA's office on the tables in the rear.

Eleanor Schiano announced the Guild for Exceptional Children's Autumn Gala on Friday, October 10<sup>th</sup> at the El Caribe.

Mary Quinones asked if someone could speak about a disability issue before we adjourn. Chair Kieran invited Helen Moskovites-Kehagias to speak. Helen stated that she is a special needs advocate and has two special needs children. The CEC says one in 68 children is diagnosed nationwide with autism, and one in 42 boys. The numbers are going to keep on climbing and it is not going to get better. Every child needs a voice. She has decided that we need to build a Special Needs Children's Coalition for Dyker Heights and Bay Ridge. With the help of DM Beckmann they are looking for a venue. She is going to go to the 68<sup>th</sup> Precinct to speak about the autism identification card.

BM Johnson asked Helen if she has been in contact with Laurie Windsor, the President of the CEC for District 20. Helen replied that BM Vallas told her he is on the Education Committee and that he would help her.

Motion by BM Nolan to adjourn. With no further business, Chair Kieran adjourned the meeting at 9:10 PM.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

September 3, 2014

ZALUC Committee Meeting was called to order @ 7:00 on Wednesday September 3, 2014

A quorum was met.

## **TOPIC #1**

**Board of Standards and Appeals Application for Special Permit pursuant to Section 73-62, for the premises at 6930/6934 5<sup>th</sup> Avenue which seeks to allow a one-story addition to the existing four story commercial and residential building.**

Presentation was made by Richard Lobel of Sheldon Lobel PC

*Comment: This Special permit is filed under Section 73-62 of the Zoning Resolution which is not the same section (that section being 73-622) that this board has continued to try to amend in order to exclude CB10. Request for this change is still underway.*

### **General Description:**

The building is at the corner of 5<sup>th</sup> Ave. and Ovington Ave. The application proposes an increase in excess of the current noncompliant floor area total. The existing floor area of 7922sf is about 100sf over the maximum floor area allowable. The extension proposes an additional 592sf at the First Floor adding to the existing commercial space.

There is no other change to the building and the only increase in non-compliance is with respect to the floor area.

### **Committee Action:**

Motion was made to recommend that the board approve the application as submitted, with the condition that mechanical equipment or other permitted appurtenance on the roof of the extension shall observe code-compliant distance from residential windows, shall not impede egress and shall not be visible from the streets and sidewalks at the intersection and from the approaching blocks.

Vote = All in favor

Committee recommends approval of this application.

### **Discussions:**

The committee voted in favor of this application given the following

- Similar extensions have already been constructed on two of the four corners of this intersection with ample sidewalk space remaining for pedestrian comfort.
- It was felt that, in accordance the language of the special permit zoning section, this extension did not alter the essential character of the neighborhood, nor impair appropriate uses and was not detrimental to the public welfare.

## **TOPIC #2**

**Informational presentation was given regarding the property at 6200 8<sup>th</sup> Ave. This property was granted a Special Permit pursuant to Section 74-681, in 2007 and the 2007 application is in renewal process at this time.**

**The subject of the presentation was to introduce the zoning committee to an upcoming amendment to the Special Permit. The amendment is being made by the new owner of the property and would increase the size and alter particulars of the 2007 scheme.**

Presentation was made by Richard Lobel of Sheldon Lobel PC

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

September 3, 2014

## **General Description:**

The project is a large mixed use development over a portion of the railroad right of way that has been permanently discontinued. The 2007 scheme was a single volume (a U shaped high-rise) of up to eleven stories.

The new scheme shows several volumes/towers of varying heights, up to seventeen stories.

Some basic differences between the 2007 scheme and the new scheme, which will be presented to CB10 in the near future, and are approximately as follows:

For the new scheme, 700,000sf of hotel space vs 540,000sf for the 2007 scheme

For the new scheme, 400,000sf of retail space vs 100,000sf for the 2007 scheme

For the new scheme, 135,000sf of office space vs 60,000sf for the 2007 scheme

For the new scheme, 277,000sf of residential space remains about the same as in the 2007 scheme.

The new scheme increases the number of underground parking spaces substantially and will utilize "computer parking" systems.

The new scheme will be environmentally innovative and will contain open spaces for public use.

More information and discussion will take place when the application is formally submitted.

## **TOPIC #3**

### **Continuation of efforts to prevent Illegal Conversions**

The proliferation of illegal residential conversions continues to be a major problem in our district with a recent concentration noted on Bay Ridge Parkway near 10<sup>th</sup> Ave. Illegal conversions are contrary to the intents of the recently enacted preservation zoning and greatly increase the density here in District 10 and in other neighborhoods throughout the city

The committee met during the summer on July 1 and on August 21, to continue to identify possible solutions to the problem of illegal conversions. We are now ready to call for a meeting to present our ideas to the Dept. of Buildings, FDNY and HPD, all of whom will be represented at said meeting.

Date to be announced shortly.

Meeting was adjourned at 9:00 PM.

Respectfully Submitted:

Ann Falutico

Committee Chair Zoning and Land Use Committee



### *Committee Members Attending:*

*Josphine Beckman*

*Brian Kiernan*

*Ann Falutico*

*Ron Gross*

*Steve Harrison*

*Brian Kaszuba*

*Susan Pulaski*

*Dean Rasinya*

*Joanne Seminara*

*Eleanor Schiano*

*MaryAnn Walsh*

*Brian Walsh*

<p><b>Phase 1</b> <b>PRE-PURCHASE_PRE-RENTAL PHASE</b></p> <p>Phase when buyer or renter is discovering the legal use of a property and legal potential uses</p> <p><i>General Themes:</i> <i>Realtors to proper represent properties and be ethical</i></p>		<p><b>Possible Solutions</b></p>	<p><b>Comments</b></p>
<p>From 7/1/14 Meeting</p>	<p>1.1</p>	<p><u>Seller Affidavit</u> Create Seller Affidavit to represent that existing conditions at premises comply at time of sale (perhaps contract language covers this already)</p>	
	<p>1.2</p>	<p>Educate/influence Realtors in general</p>	
	<p>1.3</p>	<p>Realtor <u>Informational Handout to Buyers</u> Prepare an informational checklist for buyers advising/alerting buyers that certain "improvements" such as excavation of cellar, partitioning of cellar, installation of curb cuts, removal of street trees etc. are not in accordance with the law, also to encourage filing with DOB.</p>	
	<p>1.4</p>	<p><u>Photo Records</u> Seller to file existing conditions photos as public record of conditions at the time of the sale.</p>	

<p><b>Phase 2</b>  <b>PRE-CONSTRUCTION PHASE</b>  Phase when plans are being prepared by architects or engineers, plan approvals and permits are being sought at DOB</p> <p><i>General Themes:  More DOB enforcement , more accountability and professionalism from Architects, Engineers and Contractors</i></p>		<p><b>Possible Solutions</b></p>	<p><b>Comments</b></p>
<p>From 7/1/14 Meeting</p>	<p>2.1</p>	<p><u>Add section/check off box to PW1</u>  Add section to the DOB's PW1 form where Building Owner agree to allow DOB unscheduled access to the site for a period of five years.</p>	
	<p>2.2</p>	<p>Create <u>Red-Flag Zones</u> based on number of complaints related to illegal conversions. In these red-flag zones, projects would not be eligible for self-certification plan approval (must receive plan examination) and/or projects would not be eligible for Directive 14 field sign-off by architect/engineer (must receive DOB field inspection)</p>	
	<p>2.3</p>	<p>DOB to <u>Revoke Self-Certification</u> privileges from Architects/Engineers who are associated with multiple projects involving illegal conversion complaints (for a penalty period ). These projects would be required to have DOB plan examination review prior to approval.</p>	

	2.4	DOB to revoke Directive 14 Sign-off privileges from Architects/Engineers who are associated with multiple projects involving illegal conversion complaints (for a penalty period). These projects would be required to have DOB field inspections at the close of the project		
	2.5	More DOB scrutiny of PAA's (Post-Approval Amendments)	Since this is where many non-compliance are "slipped through."	
	2.6	DOB to <u>Revoke Ability to Obtain Permit in NYC</u> from Contractors who are associated with multiple projects with illegal conversion complaints (for a penalty period ).		
<p><b>Phase 3</b>  <b>CONSTRUCTION PHASE</b>  Phase when a permit has been issued from DOB and construction has begun. Also when sign-off inspections are Performed either by professional or DOB</p> <p><i>General Themes:  More DOB enforcement , more accountability and professionalism from Architects, Engineers and Contractors</i></p>			<p><b>Possible Solutions</b></p>	<p><b>Comments</b></p>
From 7/1/14 Meeting	3.1	Color-code permits to represent type of work being Performed, especially types of work such as cellar excavation		

<p><b>Phase 4</b>  <b>POST-CONSTRUCTION PHASE</b>  Phase when construction is complete and building or subject space is occupied</p> <p><i>General Themes:</i>  <i>Improved access to buildings needed</i></p>		
	Possible Solutions	Comments
From 7/1/14 Meeting	4.1 Create DOB protocol where violations can be issued By DOB without access to the interior of building, when certain "exterior indicators" ( <u>circumstantial evidence</u> ) like multiple mail boxes, meters, door bells etc. are observed by DOB	
	4.2 <u>Registration of One and Two Family Dwellings</u> (similar to the existing concept with multiple dwellings). Registration would be posted on the premises (or smaller sticker) identifying the legal use of the building and perhaps be subject to routine inspections by DOB	

<b>PERSPECTIVES</b>	
Supply and Demand Issue	The underlying problem of illegal conversions is the shortage of readily available affordable housing.
Remember the needs of the Law-Abiding	Caution not to lose sight of the needs of the law-abiding in property renovation, in the attempt to limit illegal conversions.
Power of Cash	Many of the in longstanding checks and balances of the real estate industry are circumvented by a significant number of cash sales in the housing market.
Carrot or Stick Approaches	Most solutions noted are "stick" solutions, are there carrot solutions"
DOB is the culprit	Oversight and review is lacking within the DOB walls and enforcement is lacking in the field.
Legislative Priority	Need action, cooperation and urgency on the part of local elected officials
<b>QUESTIONS ?</b>	
	What is current DOB policy on auditing self-cert applications?
	What are the current DOB memos and regs on Basement/Cellar renovations?

**District Manager Report**  
**September 15, 2014**

Good Evening Board Members:

I hope you all enjoyed the summer hiatus.. welcome back!

I have the following updates to share with you.

**From the Department of Transportation** – 86<sup>th</sup> Street Paving is currently taking place from 7<sup>th</sup> Avenue to 14<sup>th</sup> Avenue and should be completed by this Wednesday. We also heard from Jesse Mintz Roth and informed that the markings crew should be implementing the 4<sup>th</sup> Avenue safety improvements hopefully within the next few weeks. The concrete work will begin soon.. at the corner each of the intersections of BR Pkwy, 76th St, 89th St (east curb between the new tree pits), and Shore Road.

Each year Community Boards meet with selected agencies to discuss capital and expense needs. Special thank you to Doris Cruz for attending this year's consultations. I will be providing the Executive Committee a full breakdown of responses to our priority requests and funding issues that will be presented at our October General Board meeting.

During the month of October, Community Boards host public hearings to set priorities for upcoming fiscal year. Community Board Ten will host its public hearing to establish its FY2016 Capital and Expense priorities. In a few weeks you will receive a copy of our current list of capital and expense priorities. We will ask you to review the list and if you have any additions you would like to make please let us know. The Executive Committee will be discussing these items at its upcoming meeting. During the month, the District Office also reaches out to local civic organizations and budget related requests from area residents that are presented to the Executive Committee for review and presentation to the full Board.

**From the New York City Department of Sanitation** – As many of you are aware each winter to prepare for snow removal, our local Sanitation District places one section of our Board on 4 to 12 and nights so that we have ample coverage for snow removal. The section alternates each year. This year Section 4 will be placed on nights and this is the area bound by 62<sup>nd</sup> Street to 86<sup>th</sup> Street and 7<sup>th</sup> to 14<sup>th</sup> Avenue. If you reside within these areas you will still continue to put your trash out same days – but will be picked up later in day or on overnight shift.

**From the Mayor's Office** – Agency – Based Voter Registration – Charter Section 1057 requires designated city agencies to distribute voter registration forms with application for services. Our plan to be compliant with this directive is to offer voter registration forms at the District Office, available at Committee Meetings as well as provide Voter Registration Forms at General Board Meetings at the sign in desk.

**From National Grid** – If you reside within the area of Colonial Road from 84<sup>th</sup> Street to 86<sup>th</sup> Street – you will have noticed extensive National Grid Street work. This work relates to replacement of its distribution point, new piping and valves. The job required a full street closure from 7am to 7pm and will be completed by Friday. Final restoration of the street bed will be done within one week. Plates at Colonial Road between 77<sup>th</sup> and 78<sup>th</sup> Street will also be restored by next week.

As you recall – members voted to DENY application made for Peony KTV – 6314 -24 Fort Hamilton Parkway. – The club opened discretely without an SLA license. Residents complained of music noise and large disorderly groups. The 68 Precinct and SLA were notified. 68 Precinct did issue SLA violations for serving without a license.

## Upcoming Events

**We were asked to help spread word for an upcoming community blood drive – Wednesday, September 17<sup>th</sup> from 11am to 8pm with members of Haley’s Comets at Greenhouse Café.**

**Holy Cross Greek Festival** September 19, 20, 21<sup>st</sup> – Ridge Blvd from 84<sup>th</sup> to 86<sup>th</sup> Street.

**Ragamuffin Parade – Saturday September 27<sup>th</sup> @ 1:00 PM - Rain or Shine** –Person of Year is Arlene Rutuelo and Msgr. Jamie Gigantiello is this year’s Grand Marshal. Parade Day Registration is from 11am to 12:15 am at OLA Holy Angels Academy Yard 74<sup>th</sup> Street off 3<sup>rd</sup> Avenue. Parade assembly point is 76<sup>th</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues. The parade route runs along 3rd Avenue from 76<sup>th</sup> Street to 92<sup>nd</sup> Street

**Third Avenue Festival** will take place on Sunday – September 28, 2014 from 12PM to 6PM along Third Avenue from Bay Ridge Ave. to 95<sup>th</sup> Street.

**MTA Bridges and Tunnels** kicked off 50<sup>th</sup> Anniversary of VZ Bridge with an exhibit entitled “spanning the narrows for five decades which runs through the end of this year. The exhibit is located in historic Richmond Town. Information will be available on our website.

**The next General Board Meeting will take place on Monday, October 21, 2013 7:15PM at Fort Hamilton Senior Center 9941 Fort Hamilton Parkway.**

Respectfully Submitted,



Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

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

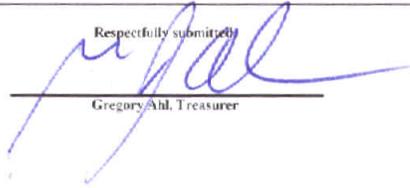
Budget Appropriation for FY 14	\$206,895.00
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	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/28/15	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
DISTRICT MANAGER	\$8,157.36	\$12,236.04											
COMMUNITY COORDINATOR	\$4,931.83	\$7,397.76											
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,380.80	\$2,071.20											
<b>Total Personal Services</b>	<b>\$14,469.99</b>	<b>\$21,705.00</b>	<b>\$0.00</b>	<b>\$36,174.99</b>									

ExpensesCode	Description	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/29/2015	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
10B	Telephone	206.42	203.66											
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials													
101	Printing Supplies													
117	Postage													
179	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecom. Equipment													
314	Office Furniture													
315	Office Equipment													
319	Security Equipment	75.00												
322	Data Process Equipment													
327	Books													
402	Tel. Communications													
412	Rental/Misc Equip	44.41	44.41											
417	Advertising													
431	Leasing Misc Equip													
451	Local travel expenditures													
602	Telecom. Maintenance	28.33	28.33											
613	Office Equip. Maint													
613	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services	160.00	160.00											
608	Iron Security Gate Maintenance													
676	Awning													
<b>Total Other than Personal Services</b>		<b>\$514.16</b>	<b>\$436.40</b>	<b>\$0.00</b>	<b>\$950.56</b>									

<b>TOTAL PS AND DTFS EXPENSES</b>	<b>14,984.15</b>	<b>22,141.40</b>	<b>0.00</b>	<b>37,125.55</b>										
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<b>TOTAL UNCOMBERED BUDGET BALANCE</b>														<b>\$169,769.45</b>
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Respectfully submitted,  
  
 Gregory Ahl, Treasurer

# POLICE AND PUBLIC SAFETY COMMITTEE

Community Board 10 Brooklyn

Date: September 4, 2014

Time: 7:00 p.m.

Called to Order: 7:10 pm

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

Quorum: Yes (attendance sheet attached)

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**New SLA On Premises Liquor License for To Restaurant and Bar, Inc., 834 62<sup>nd</sup> Street**  
**200 Foot/500 Foot Hearing: n/a**

The applicant appeared via its attorney, Xiangang Gong, Esq., and its president/owner, Mr. Yuan Da Liu. Also appearing on behalf of the applicant was a Mr. Li, the owner of the premises. The Committee was advised that applicant does not yet have a lease. The subject premises were previously operated as a karaoke club under the names V Lounge and Good World. The premises has a substantial adverse history (see summary annexed hereto). The District Office received calls from residents in opposition and received a petition in opposition to granting a liquor license to a karaoke establishment at this location. The Certificate of Occupancy permits occupancy by 191 persons and use as an "eating & drinking establishments with musical entertainment & dancing(cabaret) [sic]".

The applicant's written submission omitted many requested items, including but not limited to: responses to many questions in CB 10's questionnaire; a schematic or floor plan of the premises; pictures the premises (only pictures of the exterior and a portion of one room were provided); a statement of the intended method of operation; and the applicant's SLA license application.

The applicant initially stated that its proposed method of operation is a restaurant, with 13 tables and 50-70 seats, no music except background music, and no live music or dancing. The applicant's written submission stated that it did not intend on applying for a cabaret license in the future. The Committee was advised that the applicant's owner, Mr. Liu, had owned (for a little over a year) a restaurant business similar to the one intended at the premises, at 6005 Ft. Hamilton Pkwy., called A Ho Restaurant, Inc. The proposed hours of operation are: Monday, 10:00 am to 2:00 am; and Tuesday through Sunday, 10:00 am to 3:00 am. When the Committee asked why the restaurant would be open so late, the response was in order to accommodate cab drivers coming off of late shifts. The applicant stated that there would be no renovation of the premises. Based upon the Committee's prior familiarity with the layout of the premises, the applicant was asked whether and to what use the balance of the premises, i.e., the existing karaoke rooms, would be put, if any. The applicant stated that they would not be used. However, after some additional questions, it then stated that the rooms would, in fact, be used for karaoke. At that point the Committee reviewed with the applicant the premises' substantial adverse history. In light of the ambiguities and inconsistencies in the applicant's response to the Committee, its lack of substantive response regarding its proposed staffing, management, supervision, and security plans, and the general dearth of information provided in its written submission, the Committee suggested that the applicant consider withdrawing its application. The applicant agreed. Thus, no vote was taken by the Committee.

## POLICE AND PUBLIC SAFETY COMMITTEE

Community Board 10 Brooklyn

**New SLA Beer/Wine Application for Celtic Rose, Ltd., d/b/a Celtic Rose Irish Tea Room,  
8905 3<sup>rd</sup> Avenue**

200 Foot/500 Foot Hearing: n/a

The premises were operated at this location for many years, selling Irish imports and food. The premises have no adverse history. The applicant appeared by its president and sole owner, William Groarke. The proposed occupancy of the building (no C/O; applicant awaiting Letter of No Objection) is a maximum of 51-53 persons. The interior of the premises has 12 tables with 48 seats, and one bar with 3 seats. The rear yard fully-enclosed patio structure has 12 tables with 44 seats. The proposed method of operation is a restaurant, with recorded background music. The proposed hours of operation are: Monday to Friday, 7 am to 10 pm; Saturday, 9 am to 10 pm; and Sunday, 10 am to 8 pm. In the event of a private party (such as a shower), the hour of closure would extend Thursday to Sunday, until 1 am. No members of the community appeared with regard to this application, and the District Office received calls from residents speaking in favor of the application. The Committee voted unanimously to deny the application unless the applicant agreed to the following proposed stipulation: Premises shall not have any amplified/music announcements except Thursday to Sunday, and on such days any amplified music/announcements shall end at 1:00 am.

**New SLA Beer/Wine Application for Shogun Sushi, 6201 11<sup>th</sup> Avenue**

200 Foot/500 Foot Hearing: n/a

The applicant appeared via its owner, Mr. Jian Wei Lin. Mr. Lin is the former sushi chef of Blue Ribbon Sushi. The establishment is an existing restaurant, and the method of operation would continue as such. The hours of operation are 11am to 11pm Monday to Sunday. The establishment has 16 tables, with 50 seats. It does not have music. No one from the public appeared to speak regarding this application. The committee voted unanimously to approve the application.

The Meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Lori Willis, Chair



## COMMUNITY BOARD TEN GUESTS

Date: September 4, 2014 7:00 PM

Subject: Police & Public Safety Committee Meeting

New SLA Wine/Beer Application-Celtic Rose, 8905 3<sup>rd</sup> Avenue

New SLA Wine/Beer Application, Shogun Sushi Inc., 6201 11<sup>th</sup> Avenue

New SLA On Premise Application- To Restaurant & Bar Inc., 834 62<sup>nd</sup> Street

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
X Joseph Shaia	917 693 6860		joeshaia@gmail.com	Board Member
X Xiangun Gong	718-569-2980	718-888-1179	XAGLAW@GMAIL.COM	Attorney for Applicant: To Restaurant Bar & Inc.
Guan Yu Li	917 661 7407		L Giplumbing886@YAHOO.COM	Landlord of To Restaurant & Bar Inc.
Yuan Da Lu	917 892 9988			SLA Applicant To Restaurant & Bar Inc.

V LOUNGE – 834 62 Street

Disorderly Premises – February 16, 2011; March 10, 2011, March 26, 2011, July 5, 2011

Illicit Drug Use on Premises – March 10, 2011, March 26, 2011

Operating Without A Cabaret License – March 10, 2011

Unreasonable Noise – March 10, 2011

Serving to Minor – July 7, 2011

NOTABLE INCIDENTS

February 2011 – 2 men attacked outside

March, 2011 – 3 stabbings

July 7, 2011 – 2 men stabbed outside V Lounge

Over fifty calls logged into CB10 District Office – Disorderly Groups, Under Age Sales and Noise.

September 24, 2011 MARCH Operation

NYPD Issued 2 SLA Violations for allowing underage patrons and violation of cabaret law.

FDNY issued 1 violation for occupancy violation

DOB Issued 3 violations

SLA issued 1 violation

COMPLAINT HISTORY – NYPD Nuisance Abatement Proceeding – October 19, 2011

October 19, 2011 – JB attended Nuisance Abatement Law Hearing - V Lounge Attorney agreed to 2 week suspension and \$3,000 fine.

GOOD WORLD – 834 62 Street

METHOD OF OPERATION – KARAOKE BAR

Stipulation agreement March 2012

On premises license issued July 2012

Renewal June 2014 before CB10

- Community residents attended CB10 Committee Meeting presented signed petition against renewal of SLA On Premises license as owners violated Stipulation Agreement by renting location out contrary to Stipulation Agreement. Numerous noise complaints
- NYPD reported over 12 arrests for Controlled Substances made at location during month of June 2014. Establishment was ONLY opened intermittently over year and half.

## ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

July 1, 2014

### ZALUC Committee Meeting was called to order @ 7:15 on Tuesday, July 1, 2014

#### TOPIC – ILLEGAL CONVERSIONS

The meeting was attended by the committee in quorum, as well as CB10 Chair, Brien Kiernan, representatives from local elected officials, local press, Ed Jaworski (Homecrest Civic) and over 20 local residents .

#### **General Description of Problem:**

The proliferation of illegal residential conversions continues to be a major problem in our district with a recent concentration noted on Bay Ridge Parkway near 10<sup>th</sup> Ave. Illegal conversions are contrary to the intents of the recently enacted preservation zoning and greatly increase the density here in District 10 and in other neighborhoods throughout the city. Although this is a complex social issue, illegal conversions threaten the quality of life for all residents as well as putting strain on public amenities and services. The impact of illegal conversions on the neighborhood is significant. The residents attending the meeting impressed on the committee just how critical an issue this has become to their lives and futures.

Offenders display blatant disregard for zoning and code regulations, illegally establishing full apartments and single-room rental occupancies, often creating structural and fire hazards during construction and post construction.

Plans are being filed at the Dept. of Buildings for minor scopes of work. Work Permits are being issued and posted for such minor work, while in fact much more extensive renovations are the reality.

Complaints concerning illegal conversion are called in to NYC through 311 but access by officials to offending premises is most often denied at the doorstep.

#### **Purpose of Meeting:**

To begin the process of attempting to identify some possible solutions to the problem of illegal conversions

See attached Chart 7/5/14 summarizing solutions discussed.

Meeting was adjourned at 9:00 PM.

*Respectfully submitted:*



*Ann Falutico*

*Committee Chair Zoning and Land Use Committee*

*Brian Kiernan*

*Ann Falutico*

*Doris Cruz*

*Steve Harrison*

*Brian Kaszuba*

*Susan Pulaski*

*Dean Rasinya*

*Joanne Seminara*

*Eleanor Schiano*

*MaryAnn Walsh*

## **Traffic and Transportation Report: September 9, 2014**

**Chair: Jaynemie Capetanakis**

### Committee Members:

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

The Traffic and Transportation Committee met on Tuesday, September 9, 2014 at 7:00 pm. We had a full quorum in attendance.

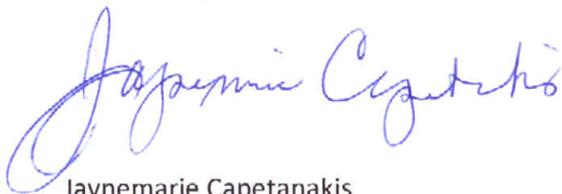
The committee reviewed the following items:

1. Proposed City Bench location at 6651 4<sup>th</sup> Avenue, between 65<sup>th</sup> and 66<sup>th</sup> Streets.
  - This proposal was requested by a commuter and this is a bus stop.
  - However, the Department of Transportation is currently reviewing this location and may move the bus stop along this route.
  - The residents of the Bay Ridge Towers who reached out to CB 10 have asked that this request be held back until the bus stop is finalized.
  - The committee voted and unanimously agreed to wait on this pending the final location of the bus stop.
2. Proposed City Bench location on Bridge over LIRR Tracks, west, between 65<sup>th</sup> and 66<sup>th</sup> Streets.
  - This proposal was also requested by a commuter and this is a bus stop.
  - This bus stop is diagonally across from the previously mentioned location; however, this stop is not being moved and will remain a bus stop.
  - The residents of the Bay Ridge Towers who reached out to CB 10 are in favor of this location.
  - The committee voted and unanimously agreed to approve this request.
3. Proposed City Bench location at McKinley Park between 73<sup>rd</sup> and 74<sup>th</sup> Streets.
  - This proposal was also requested by a commuter and this is a bus stop.
  - It is across from McKinley Intermediate School and in front of the park side of Fort Hamilton Parkway.
  - Previously, a shelter had been requested for this location and it had been denied due to limited clearance on the sidewalk.

- In order to make this specifically for commuters and not attract those who would use it as a hangout by the park area, it was suggested by a committee member that this be a bench with sectioned seats.
  - The committee voted and unanimously agreed to approve a bench with seats for this location.
4. Proposed City Rack bicycle rack installation at 9105 3<sup>rd</sup> Avenue (2 racks), outside of Food Town parking lot.
- This request came from a customer and would be placed in front of the store location.
  - The contract is for two racks, which would hold a total of four bikes.
  - The store owner sent an email in favor of the bike rack.
  - The committee members added that the location needed to be more specific due to the concern for leaving ample space for strollers, wheelchairs and the existing bus shelter.
  - The committee voted to approve the City Rack installation “south of the southern line of the crosswalk and/or south of the crosswalk sign” in front of 9105 3<sup>rd</sup> Avenue. This motion was approved by a vote of 8 in favor and 2 opposed.
5. Discussion on future direction of the committee:
- The committee has a list of ongoing issues that we intend to revisit for our agendas this year. This includes the following:
    - 65<sup>th</sup> Street within Community Board 10, with an eye toward turn restrictions, enhanced lighting, and pedestrian crossing, particularly by 4<sup>th</sup> Avenue, 6<sup>th</sup> Avenue, and by IS 187 Christa McAuliffe Intermediate School.
    - Valet Parking—Josephine shared with us that several years ago, CB 10 had a list of Valet Parking Guidelines for business owners and that this could be revisited, including a meeting inviting restaurant owners to a Community Board meeting to discuss concerns from area residents.
    - DOT Contract with CEMUSA for public pay toilets. CB 10 suggested sites a number of years ago, and we still do not have a public pay toilet within our Board. This is a 9-year-old proposal and there are only 3 of 20 promised paid toilets in the city. They would be placed according to the contract guidelines in “where appropriate” in high traffic recreational areas. In our community, this may include locations such as Shore Road Promenade, Narrows Botanical Gardens and the 69<sup>th</sup> Street Pier.
    - Discuss ongoing enforcement effort to improve safety. Previously, we had a commitment from a DOT official for improvements in the location of 86<sup>th</sup> Street by 4<sup>th</sup> and 5<sup>th</sup> Avenues.
    - Senior Corridor study within Board 10—this survey would be done in areas of high senior citizen crossing to ensure their safety.
    - Ongoing pedestrian safety improvements – there are particular intersections of concern within our board.
    - Bicycle lanes - request update on 65<sup>th</sup> & 6<sup>th</sup> Avenue. We were given a presentation in May and expect a map and design soon.

- Update on 4th Avenue bus relocation request/4th avenue bus terminus—at the corner by Mocha, Mocha, there will not be any fencing, but they will be painting the bus lane red. The B1 bus has added service, the S93 has full-time service and there are many more buses stopping there, which may take more of the 86<sup>th</sup> Street location.
- 65 Street pedestrian safety improvements—this once again includes from 4<sup>th</sup> to 14<sup>th</sup> Avenues, especially near school crossings, which need extra enforcement.
- Ferry Service and any future ferry services from Bay Ridge.
- Slow Zones and Vision Zero initiatives.
- Concerns around recent reports of bedbugs on the N train and if there are any bedbugs who might transfer to the R train.
- The 7<sup>th</sup> avenue subway station reopening soon.
- Colonial Road and 85<sup>th</sup> Street where they hope to finish soon.
- The Siphon Project—the bulk of the project is in front of Fort Hamilton High School on Shore Road.
- Updates on the R-Train Vibrations—vibrations have been greatly improved for residents where the ongoing work continues.
- Speed cameras in our areas.

Respectfully Submitted,



Jaynemie Capetanakis

Chair, Traffic and Transportation Committee

COMMUNITY BOARD MEETING – Mon. 6/15/14 -- 7:15pm – Shore Hill Community Center

THE PARKS COMMITTEE MEETING – 7/16/14 AT District Office – 7pm

Present – Greg Ahl, Shirley Chin, Rhea McCone, Jean Ryan, Josephine Beckmann, June Johnson

\*\*\*\* A presentation was made by the Parks Representatives of the final plans for the Patrick O'Rourke Playground, located on 81<sup>st</sup> Street, between 11<sup>th</sup> and 12<sup>th</sup> Avenues. The O'Rourke Family was present for the presentation, and we were all very emotional when we first saw the pictures of the changes that will be made in the playground.

Last year we had an on site meeting with the Parks people – Councilman Gentile, DM Beckmann, the O'Rourke family, community people at the park at that time and myself. AT that time we gave Parks Chief Marty Maher our ideas of what we thought would best serve the young children that used the park. One thing the O'Rourke family really wanted was that the very large bear that stood in the middle of the park would remain there.

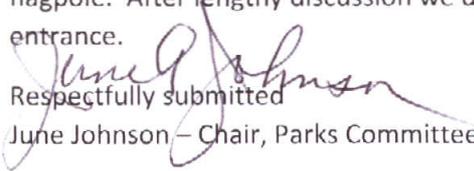
As we looked at the large posters of the new park we could see how much fun all the children that will play in this park will have. The big bear that stood in middle of the park – painted black and with his ears chopped off – was replaced with a family of three bears. Mommy bear and two baby bears ! They look great and so inviting to climb on. Sprinklers will be added to an area where the children will have fun climbing on rocks. Swings, slides and games painted on the pavement will entertain the children. Tables and benches will be added so that everyone could enjoy eating and playing games on them. Evergreens and flowers will be planted around the perimeter and pavers will be installed between the plantings. Needless to say, we were all thrilled with the presentation Chief Maher made. This Park will be a beautiful way to honor and remember Patrick O'Rourke.

The Parks Committee all voted to approve this exciting project.

\*\*\* Update of the Dyker Park Dog Run, 86<sup>th</sup> Street in front of the Dyker Golf Course. DEP issues were resolved and they are presently moving forward with the water service. The run is beautifully designed. There is a section for the small dogs and one for the large dogs. Layers of fine pebbles have been installed for run off. Water fountains in the shape of dogs are placed around the park and new benches for the dog owners. Beautiful plantings are around the run. The run will open in approximately 2 weeks.

Owls Head Dog Run will start as soon as 86<sup>th</sup> Street opens.

\*\*\* Flagpole at Owls Head Park - On Friday, August 29<sup>th</sup>, Councilman Vincent Gentile, DM Beckmann, Brooklyn Parks Commissioner Kevin Jeffrey, Chief Marty Maher, and Brooklyn Parks Manager Tony Rose met with Dave Matthews of the Owls Head Park. We discussed the best place to put a beautiful flagpole. After lengthy discussion we decided on a perfect place in front of a flower garden at the main entrance.

  
Respectfully submitted

June Johnson – Chair, Parks Committee

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
8602 Pizza Corp., d/b/a Casa Calamari, 8602 3 <sup>rd</sup> Avenue	8/19/14	Renewal Liquor, Wine & Beer
Tokyo Sushi Restaurant, 7718 5 <sup>th</sup> Avenue	9/11/14	*New Application Wine & Beer Only
Indian Passage, 7407 3 <sup>rd</sup> Avenue	9/19/14	Renewal Liquor, Wine & Beer
Ichigo Sushi Restaurant Inc., 7308 3 <sup>rd</sup> Avenue	9/19/14	*New Application Wine & Beer Only
9715 Kildare Inc. d/b/a Kitty Kiernans, 9715 3 <sup>rd</sup> Avenue	10/6/14	Renewal Liquor, Wine & Beer
Kissmet Grill Corp., 7026 3 <sup>rd</sup> Avenue	10/7/14	**New Application Wine & Beer Only

\*Has been invited to present application at Police & Public Safety Committee Meeting in October 2014.

\*\*Will be invited to present application at Police & Public Safety Committee Meeting in November 2014.