

Community Board Ten Board Meeting Attendance
Community Board Ten District Office
Thursday, January 29, 2015 – 7:15 pm

Board Members Present: 26

Greg Ahl
Jumana Bishara
Jaynemie Capetanakis
Kevin Peter Carroll
Shirley Chin
Judith Collins
Doris Cruz
Ida D'Amelio
Donna Mae DePola
Ann Falutico
Michael Festa
Stephen Harrison
Victoria Hervas-Castaneda
June Johnson
Brian Kaszuba
Brian Kieran
Stella Kokolis
Nick Nikolopoulos
Susan Pulaski
Mary Quinones
Joseph Sokoloski
Lawrence Stelter
Sandy Vallas
Brian Walsh
Mary Ann Walsh
Lori Willis

Board Members Excused: 22

Elizabeth Amato
Allen Bortnick
Paul Cassone
Khader El-Yateem
Barbara Germack
Judith Grimaldi
Ronald Gross
Bob Hudock
Habib Joudeh
Katherine Khatari
Nikolaos Leonardos
Rhea McCone
Mary Nolan
Dean Rasinya
Husam Rimawi
Linda Sarsour
Dilia Schack
Eleanor Schiano
Joanne Seminara
Joseph Shaia
Tony Wu
Jonathan Yedin

Board Members Absent: 2

Anna DeMetz
Adil Oualim

Ex-Officio:

Councilman Vincent Gentile

COMMUNITY BOARD TEN GUESTS

Date: January 29, 2015 - 7:15 PM

Subject: CB10 Board Meeting - District Office - 8119 5th Avenue

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
LARRY MORRIS	917 836 3628			REP FELIX ORTIZ
SGT. Epstein	718-439-4211			NYPD 68th
PO VICTOR	718 434 4211			NYPD 68 Pct
meaghan mcbodnick	646-403- 5184			Home Reporter
Max Jaeger	718 260 8303		MJAEGER@ CNGLOCAL.COM	Bay Ridge Council Officer
Nicholas Chambers	718 987 0297		franchised professional group.com	Assemblyman's District
SENATOR MARTIN GOLDEN By PHILIP SMALLMAN	718 238-6044			SENATOR GOLDEN
Anthony Sodi, Esq.	212-288- 3708		aps@gillenseali.com	Platinum Lifestyle Group Corp.
David Annarummo	347 219-2153		DavidAnnarummo@gmail.com	Platinum Lifestyle Group
Anthony Pardo	347 508 1234	718 680 4177		Pearl Room

COMMUNITY BOARD TEN GUESTS

Date: January 29, 2015 - 7:15 PM

Subject: CB10 Board Meeting - District Office - 8119 5th Avenue

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Main Lykens				
Joe Bona				Acting Associate
Jian J. Du	718-902-7668			
Paul Gu.				
Res. May	917-767-989			BK DA

**COMMUNITY BOARD TEN BOARD MEETING
JANUARY 29, 2015 – COMMUNITY BOARD TEN DISTRICT OFFICE
MINUTES**

Chair Kieran called the meeting to order at 7:20 PM and invited Council Member Vincent J. Gentile to lead the Honor of the Pledge.

Council Member Gentile announced that next week he will be meeting with the Public Advocate on the illegal conversion issue including illegal short term occupancy such as Airbnb. He noted that he and Donna Mae DePola sponsored an important and informative meeting last night regarding Narcan, which is an antidote for a drug overdose. Narcan kits were given out at the meeting.

The Councilman stated that in 2006 he led the charge to get bullet proof vests for police officers. He recently learned that those vests are past warranty and have now expired, so he asked the Speaker the very next day to put money in the executive budget with the mayor for new vests. He has also asked for more funding for crossing guards, which our community needs especially with the new schools that have recently opened in our district. The Councilman mentioned that he had an interesting visit to the new police academy in College Point and also met with General Counsel and the Ambassador from China in Sunset Park.

Councilman Gentile said he is calling on the MTA to perform an audit on the R train. The MTA said there are no resources for an R train audit now, however, the Councilman has been receiving complaints about the R train stating that since the repair of the Montague Street Tunnel the service has gotten worse.

BM Johnson shared her feeling that we are lucky to have Councilman Gentile as our representative adding that he does his job for our great community.

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

Chair Kieran asked for a motion from the floor to adopt the Minutes from the December 15, 2014 Board Meeting. Motion by BM Johnson, seconded by BM D'Amelio. Minutes adopted as written.

PUBLIC SESSION

Larry Morrish representing Assembly Member Felix Ortiz stated that the van for Donna Mae DePola's Resource Training Center should be here any day now. He thanked Councilman Gentile for his help.

Nicholas Chamberas representing Assembly Member Nicole Malliotakis noted that the Assembly Member is excited to have a new Speaker in the State Assembly for the first time in 20 years, which provides a good opportunity to work for much needed reforms to the institution. The Assembly woman would focus on services and tax cuts for the middle class and seniors, and would continue to work for the restoration of the TAP program for graduate students. She will be hosting a health care proxy and estate planning seminar at Holy Cross Greek Orthodox Church on Thursday, March 5th at 7:00 PM.

Philip Smallman announced one of Senator Golden's updates from Albany, which is the Human Trafficking Victim's Protection Act. On February 4th there will be public hearings at 250 Broadway for the NYPD regarding the police officer killings. Finally, he announced that Senator Golden's office will have free tax assistance for anyone making less than \$30,000 annually. Anyone interested should call the Senator's office to make an appointment.

Jayne Capetanakis announced the District 20 Arts Recognition Awards Dinner honoring our teachers of the arts, which will be held on Thursday, February 26th at 6:00 PM at Garguilo's Restaurant. All proceeds will provide arts grants by application for various schools in District 20.

CHAIR'S REPORT

Chair Kieran stated that our community is currently going through some tragedies and emergencies, and he knows we will get through them. Together we can do a lot to help each other and our community. The citizens of this community make Bay Ridge great, and we all can look to a brighter future. Chair Kieran noted that he attended the Borough Board meeting for a presentation on the Cross Harbor Tunnel issue, which will be discussed later in tonight's agenda.

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 SLA application for Anthony Rinaldi or a Corporation to be formed, Chair Kieran asked the name of this establishment and was told it is the Pearl Room.

Motion: CB10 to disapprove the SLA On Premise Application for Anthony Rinaldi or a Corporation to be formed, 8201 3rd Avenue, unless the following stipulations are met:

- 1. The windows will remain closed when music is on;**
- 2. There shall be no music in the outdoor patio area;**
- 3. The doors and windows to the patio area will remain closed;**
- 4. The use of the rear yard shall be limited to the following hours: 2:00 PM – 10:00 PM, Monday–Wednesday; 2:00 PM – 11:00 PM, Thursday and Friday; 1:00 PM – 12:00 AM, Saturday; and noon to 9:00 PM, Sunday;**
- 5. The applicant will appear before the Committee and the Board for a 3 month review; and**
- 6. If there is any change in the applicant's method of operation, the applicant shall notify the District Office at least 3 months before such change.**

All in favor. Motion carried.

With regard to the new SLA application for Spartan Souvlaki II, BM Johnson spoke in favor of this application. She and her family eat at Spartan Souvlaki often. They have great food and are good neighbors. BM Falutico asked where the rear yard is and was told it surrounds the apartment building on 83rd Street. Committee Chair Willis noted this location is on 3rd Avenue between 83rd and 84th Streets next door to Red Oak Restaurant. BM Kokolis also commented that the food at Spartan Souvlaki is very good.

Motion: CB10 to disapprove the Wine/Beer Application for Spartan Souvlaki II Corp., 8303 3rd Avenue, unless the following stipulations are met:

- 1. There will be no music in the rear yard; and**
- 2. There will be no smoking in the rear yard, and signs so stating will be posted in the rear yard.**

All in favor. Motion carried.

Motion: CB10 to approve the new SLA On Premise Application for Three Star Indian Corp., d/b/a An India Passage King of Tandor, 7407 3rd Avenue. All in favor. Motion carried.

With regard to the new SLA application for Platinum Lifestyle Group Corp., Chair Kieran asked for clarification on the music. The applicant responded that it will be background music.

Motion: CB10 to disapprove the new SLA On Premise Application for Platinum Lifestyle Group Corp., 8324 3rd Avenue, unless the following stipulations are met:

- 1. The exterior doors and windows will be shut when music is on;**
- 2. The applicant shall again appear before the Committee and the Board for a 6 month review;**
- 3. If there is any change in the applicant's method of operation, the applicant shall notify the District Office at least 3 months before such change.**

All in favor. Motion carried.

With regard to the SLA application for Go One Sushi, Committee Chair Willis noted that subsequent to the Committee meeting, the attorney did contact the District Office saying that he was just retained. DM Beckman updated him on the adverse history of the location. The attorney asked for an extension and was told to put it in writing, however nothing has been received. DM Beckmann stated that when she spoke with the new attorney he was not aware of the adverse history or the revocation of the SLA license. He did say he was going to investigate and get back to us, but he never did. Dorothy Garuccio stated that she spoke with the attorney today and he was meeting with his client today. Chair Kieran noted that the Committee's recommendation was to disapprove this application.

Motion: CB10 to disapprove the new SLA On Premise Application for Go One Sushi Inc., 848 64th Street. All in favor. Motion carried.

JOINT ENVIRONMENTAL COMMITTEE AND TRAFFIC AND TRANSPORTATION COMMITTEE

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

Chair Kieran added relevant information from the Borough Board meeting which indicated that if the rail alternative was chosen, the representative said that the tunnel entrance/exit on the Brooklyn side would be at 10th Avenue and 65th Street because they need that space to do the gradual grade of getting the rail bed properly situated. He does not know how that would impact 65th Street. BM Stelter was also at the meeting and noted that Port Authority people were also present. He added that during an earlier review of a Cross-Harbor tunnel proposal, the Traffic and Transportation Committee had recommended 1) consideration of electric-powered locomotives for freight train service and 2) ameliorative construction along the railway right-of-way. Committee Chair Capetanakis noted that was something that was discussed in 2011 but it did not go anywhere. Chair Kieran summed it up by saying that what we have before us is the very early stage of what they are proposing, taking their alternatives as they exist and getting behind one of them, either the water or the rail. The rail would have real impact on our Community Board at 10th Avenue, 65th Street and along the rail line. They did talk about lowering and submerging of the rail line at least 6', possibly covering it over, possibly using electric rail. But that is way ahead; we are not even close to that. They want to know what we think would be the best option out of the alternatives. From the presentation they gave us there was one waterborne alternative that had the least amount of truck traffic for our area. Consequently if you are going to move this cargo by rail somewhere it has to get on the truck, whether it is in Bay Ridge, Dyker Heights, Queens, or Long Island. BM Stelter noted a lumber yard at the south side of the Army Terminal receives deliveries from the railway. You can see the lumber there; the wood is stacked up.

BM Harrison said the first time he heard about this was 12 or 13 years ago, and asked why we only have until February 22nd to give our input. DM Beckmann stated that they have extended the deadline to March 20th. BM Harrison asked if we could have a presentation and vote on it at the next meeting because it is such a huge project. Chair Kieran said we have alternatives and one of the alternatives is to do nothing. DM Beckmann said we do have time; we do meet before the March 20th deadline. BM Willis asked if the Environmental Impact Statement is due before March 20th. Chair Kieran said his understanding is that they tiered out the Environmental Impact process, so this is the first part of the EIS. BM Willis asked if we have any information on the impact statement and was told they have some but the data they gave at the Committee meeting was confusing. He said we have to remember that when they talk about the region, they are talking about a 53 county area that covers Jersey, Long Island and New York all the way up to Albany. They are trying to develop the EIS; they do not have it. They want our input to do that and this is the draft. They did not have information on how much it would save Community Board Ten, Brooklyn, the five boroughs, or which bridges would be alleviated of traffic. On the summary they gave us it did show their estimate of what trucks will be there because an alternative was chosen that are not presumably running now.

BM Cruz said that all proposals could include additional truck movement across the harbor, which now is mostly rail cars. But if they increase the number of containers available over the road that would have a huge impact on 65th Street and all of Sunset Park. We need to work on finding more information about how the possible increase in truck use on these proposals would impact Bay Ridge and Sunset Park. Chair Kieran said he does not have the summary but one alternative included having the waterborne barge coming to 65th Street but also going directly to Hunts Point in the Bronx. That was the most desirable in terms of lessening the impact to our community.

Committee Chair Capetanakis said that one thing she is very concerned about is already in-place improvements being made to the rail system that exists at this location. They already have in mind more traffic that will be coming to this area. That is exclusive from this. Even if we chose no option as an alternative, that is still happening. When we are looking at the numbers of how much the truck traffic would increase, we do not really know how much it is already going to be increasing with the improvements that are on the board now so that we can look at the full picture. All their different alternatives on each page had a variety of numbers with it that matched with the different alternative plans. That has to be put on top of what they already expect to be happening with the current improvements being made to that rail yard. In one article they are expecting it to grow on a daily basis where there is only one rail line leading there now, and with these improvements they are expecting it to grow significantly. Chair Kieran said we should have some more information to be able to give some input into the EIS process at the next Committee meeting.

TRAFFIC AND TRANSPORTATION COMMITTEE

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

Motion: CB10 to approve the proposed CityBench location at 7601 4th Avenue, Site ID 2749. All in favor. Motion carried.

Motion: CB10 to approve the request to replace Speed Reduction surface at Exit 1 Belt Parkway. All in favor. Motion carried.

Motion: CB10 to write a letter to the Department of Transportation to request they adjust the timing of the traffic lights along 4th Avenue to 25 mph to make a smoother flow of traffic. All in favor. Motion carried.

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

Communications and Public Relations Committee Chair Festa rendered the Committee report. See attached.

ZONING AND LAND USE COMMITTEE

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

BM Vallas asked if they are just looking at homes being illegally converted, or if that includes apartment buildings. He said another problem we face in Bay Ridge is in apartment buildings. He received a violation on one of his properties because HPD could not gain access to a room in an apartment. That made him curious as to what was going on in the apartment. He went into the apartment and found that the tenant had a padlock on one of the bedrooms that they are illegally subletting to another family, sharing the bathroom, kitchen and bedroom in that apartment. Upon further investigation, two out of six units in that building are doing the same thing. He now has his super going through every apartment in each of his buildings to find out exactly how many tenants are doing this. If this is being done in apartments, then the problem is bigger than we thought. Chair Kieran said he thinks the emphasis on the Committee's work is on residences or the buildings themselves that are being converted over, but that is not totally uncommon and is known to happen in larger buildings. Chair Falutico also said that is not uncommon and the Committee will take a look at that. BM Pulaski said that there was a couple who rented a one bedroom apartment in her apartment building about two years ago. Approximately every six weeks about 13 people would arrive, move into the apartment for about two weeks and then leave. They all came from Europe and evidently were using the apartment instead of a hotel.

OLD BUSINESS

None

NEW BUSINESS

BM Johnson wanted to bring attention to vouchers for private schools. While she is not in favor of vouchers for our schools in District 20, because our schools are the best, throughout the city all families are not as lucky to go to a District 20 school. For every charter seat there are 300 applicants. She is speaking in favor of private schools. She thinks it is about time that parents with children attending private schools could apply for vouchers. We are all tax payers. Why shouldn't our families reap the benefits of being able to have a voucher? She would like our Board to keep abreast of that because our private schools are closing because of money problems. Those are parents who are willing to pay their share but because of the high cost of teachers' salaries, etc. they just cannot keep increasing. Chair Kieran said that maybe this could be added to the Education Committee agenda. BM Johnson noted that there was a newspaper article about pre-k children who attend Yeshivas and are not allowed to leave early one afternoon to go to religious instructions when in fact children in public schools from 1st grade on go to religious instructions.

BM Johnson announced that she is sponsoring a blood drive in memory of her son Mathiew which will be held on Thursday, March 26th from 3:00-7:00 PM at PS 102. At last year's blood drive over 100 pints of blood were collected. She got the idea from Bobby Daquara, one of the owners of the Greenhouse Cafe. Every two or three months he sponsors a blood drive in memory of his daughter Hayley who passed away at age 9.

A motion was made from the floor to adjourn. With no further business, Chair Kieran adjourned the meeting at 8:40 PM.

DISTRICT MANAGER'S REPORT

January 29, 2015

Good Evening Board Members:

I have to take a moment to extend our appreciation to the men and women of Sanitation BK 10 for their hardwork during Monday/Tuesday snow event. I was informed today that DSNY is now collecting on Day on Day basis – weather permitting– which means that if your scheduled for Friday pick up – you can now place your refuse out for collection.

The Siphon Project work in Bay Ridge is about to begin with testing taking place any day now. You may see activity such as equipment staging at the site in preparation for work soon to begin. We have asked Anita Wright our liaison to provide the Board with an update for next month's meeting.

The intersection of 63rd Street at 9th Avenue has been a recurring problem with street cave-ins impacting the crosswalk for students at P.S. 69. I joined our Chair of T&T who is also the Principal of PS 69 with the Department of Transportation and Department of Environmental Protection to inspect this location first hand. Despite efforts made by DOT to fill in the cave-ins the street continues to cave. Therefore, I submitted a joint letter to the NYC Department of Design and Construction requesting a complete trench restoration to make this area safe for the over 900 students and families who cross this intersection daily.

Many of you may know that the Community Board Traffic and Transportation Committee has made several recommendations as part of the Mayor's Vision Zero effort. CB10 has advocated for additional School Crossing Guards with the addition of 4 new schools in District as well as locations with complaints from Parents requesting school crossing guards at intersections where crossing primarily due to Failure to Yield is a problem.

The allocation of School Crossing Guards is set at 30. We requested that this number be increased to 35. Community District 10 staffing at the 68th Police Precinct is now at 29 with one additional hire to complete training. Following an accident at Ovington and 7th Avenue a permanent crossing guard was assigned to that intersection on January 16th – following renewed request from Principal Tony Wu and the CEC with the assistance of CM Gentile. Ovington Avenue at 7th Avenue (Southbound) is a location that was reviewed by DOT and additional crossing time was added with Countdown signals. There is an ongoing problem of failure to yield at this location. Complaints regarding this and several more Failure to Yield Locations were submitted to the 68th Precinct.

Senior Issues Chair Sandy Vallas and I have also been working with Bay Ridge Age Friendly Committee. I wanted to share with you that Bay Ridge Age Friendly is working on a number of exciting projects – including a District Wide Transportation Senior Survey. **Age-friendly NYC** was established in 2007 and is a partnership between the Office of the Mayor, the New York City Council, and the New York Academy of Medicine that works to make all aspects of city life inclusive for older adults. Members of Bay Ridge Age Friendly will be reaching out to local senior centers in Bay Ridge to discuss the initiative and complete survey. Our Senior Issues Committee will be working on this effort as well.

Some good news from the Department of Transportation – .

Groundswell will be presenting a mural on the bridge at Fort Hamilton Parkway between 61st and 62nd Streets in April 2015. They are working with students from PS310, which is located across the street, to design and

fabricate the project. The design would consist of bold geometric shapes and colors given the uneven surface of the bridge wall. Our Transportation Committee has invited Groundswell to discuss the mural and this effort prior to its installation.

Agency Announcements

NYC Homeless Count has been rescheduled to February 9th. The Homeless Outreach Population Estimate (HOPE) needs thousands of volunteers to canvass parks, subways and other public spaces to survey the number of people living unsheltered in the city.

The Brooklyn Public Library notified us of some exciting educational resources and services being offered at Bay Ridge Library; Dyker Library and Fort Hamilton Library. This will be posted on our website and information is available in rear table as you leave if you are interested in learning more.

The Brooklyn DA Ken Thompson notified us that he was hosting with Safe Horizon, US Attorney's Office for Eastern District a Brooklyn Human Trafficking Task Force to begin raising awareness locally of Human Trafficking. Unfortunately, the first meeting is taking place as we speak, but is a Task Force I certainly have interest and will post information and email for anyone here – as it is an issue we have discussed right here at home.

I want to say that we received a very thoughtful "Thank You" from the Fort Hamilton Army Garrison who will be hosting an Appreciation Reception on March 11, 2014 as a thank you to all who supported recent toy drives and other efforts benefitting our fine soldiers and families of the Garrison.

I have also been asked to announce flyers are in back for two local community fundraising events.. First is Academy Awards Night at the Bay Ridge Manor honoring Mr. Robert Howe on February 22, 2015 to benefit St. Nicholas Home and the second is Comedy Night on March 31st benefitting the Resource Counseling Center.

The next General Board Meeting for Community Board Ten will take place on Monday, February 23rd 7:15PM at the Norwegian Christian Home.

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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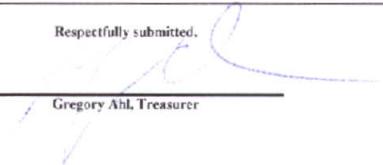
	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/28/15	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
DISTRICT MANAGER	\$8,157.36	\$12,236.04	\$8,157.36	\$8,157.36	\$8,157.36	\$8,157.36							
COMMUNITY COORDINATOR	\$4,931.83	\$7,397.76	\$4,931.84	\$9,963.99	\$5,150.84	\$5,150.84							
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$1,380.80	\$2,071.20	\$1,380.80	\$2,419.93	\$1,445.80	\$1,444.00							
Total Personal Services	\$14,469.99	\$21,705.00	\$14,470.00	\$20,541.19	\$14,754.00	\$14,752.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,692.38

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	204.84	205.58	201.72	205.29								
10X	Intra-City Supplies														
40B	Intra-City Telephone														
100	Supplies & Materials					284.36									
101	Printing Supplies														
117	Postage														
170	Cleaning Supplies														
199	Data Processing Supplies														
302	Telecomm. Equipment														
314	Office furniture														
315	Office Equipment														
319	Security Equipment	75.00			75.00										
332	Data Process Equipment			63.90		421.91									
337	Books														
402	Tel./Communications														
412	Rental/Misc./Equip	44.41	44.41	491.41	193.41	193.41	193.41								
417	Advertising														
421	Leasing Misc. Equip														
451	Local travel expenditures			400.00			400.00								
602	Telecomm. Maintenance	28.33	28.33	28.33	28.33	28.32	28.47								
613	Office Equip. Maint														
613	Data Process Equipment														
615	Printing Supplies														
622	Temporary Services-contractual														
624	Cleaning Services	160.00	160.00	150.00	160.00	160.00	160.00								
608	Iron Security Gate Maintenance														
676	Awning														
Total Other than Personal Services		\$514.16	\$436.40	\$1,348.48	\$662.32	\$1,289.72	\$987.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$5,238.25

TOTAL PS AND OTRS EXPENSES	14,984.15	22,141.40	15,818.48	21,203.51	16,043.72	15,739.37	0.00	105,930.63						
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TOTAL UNCLUMBERED BUDGET BALANCE														\$100,964.37
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Respectfully submitted,


Gregory Ahl, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: January 20, 2015, 7:00 p.m.

Called to Order: 7:15 p.m.

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

Quorum: Yes (attendance sheet attached)

New SLA On Premises Liquor License for Anthony Rinaldi or a Corporation to be formed d/b/a The Pearl Room

Premises: 8201 3rd Avenue

200 Foot/500 Foot Hearing: Yes

This was a continued appearance from the December 9, 2014 meeting. The applicant seeks a new on premises liquor license. The applicant appeared by its attorney, Terrence Flynn, Esq. and owner, Anthony Rinaldi. The applicant has been a chef, manager and/or owner of the premises for 12 years. The premises have operated for many years as a restaurant with background music, and occasional d.j. music in conjunction with events. No changes are intended to be made to the premises or the method of operation. The premises have little adverse history, with only 3 noise complaints to 311 in the past year. The hours of operation shall be: 2pm – 10 pm, Monday – Wednesday; 2 pm to 11 pm, Thursday and Friday; 1 pm – 12 am, Saturday; and noon to 9 pm, Sunday. There was a speaker which played music in the front of the premises, which the applicant was asked to remove at the December meeting, and it was so removed. There is an outdoor patio area which is currently not being used, but which the applicant may use in the future, and in such event, the applicant agreed that there would be no music in the outdoor area, and that its hours of use would be limited to the hours of operation of the premises as stated. The Committee voted unanimously to disapprove the application unless the following stipulations are met:

1. the windows will remain closed when music is on;
2. there shall be no music in the outdoor patio area;
3. the doors and windows to the patio area will remain closed;
4. the use of the rear yard shall be limited to the following hours: 2pm – 10 pm, Monday – Wednesday; 2 pm to 11 pm, Thursday and Friday; 1 pm – 12 am, Saturday; and noon to 9 pm, Sunday;
5. the applicant will appear before the Committee and the Board for a 3 month review; and
6. if there is any change in the applicant's method of operation, the applicant shall notify the District Office at least 3 months before such change.

New SLA Wine and Beer application for Spartan Souvlaki II Corp.

Premises: 8303 3rd Avenue

200 Foot/500 Foot Hearing: n/a

The applicant appeared by its attorney, Michael Kelly, Esq., and Maria Lykourezos, the wife of the owner of the applicant. The premises has no adverse history, having previously been a restaurant (Grapevine). The applicant has run a Greek restaurant, Spartan Souvlaki, for many

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

years at 6818 8th Avenue, with no adverse history. The applicant proposes to run a Greek restaurant at the premises, with 36 seats inside, and 36 seats in the rear yard. The proposed hours of operation are 11am to midnight, Sunday to Thursday, and 11am to 1am Friday and Saturday. The premises will have only background music in the interior, and no music outside. The Committee voted unanimously to disapprove the application unless the following stipulations are met:

1. there will be no music in the rear yard; and
2. there will be no smoking in the rear yard, and signs so stating will be posed in the rear yard.

**New SLA On Premises application for Three Star Indian Corp. d/b/a An India Passage
King of Tandor**

Premises: 7407 3rd Avenue

200 Foot/500 Foot Hearing: Yes

The applicant appeared via its representative, Ms. Jian J. Du. The premises are currently an Indian restaurant, and have been operating as such with no adverse history. The owner intends no change in the method of operation. There are 19 tables with 53 seats and one bar with 4 seats, with only recorded background music. There is no outdoor area used in conjunction with the premises. The proposed hours of operation are 11 am to 11pm Tuesday through Sunday, and 11am to 10:30 pm on Monday. The Committee voted unanimously to approve the application.

New SLA On Premises application for Platinum Lifestyle Group Corp.

Premises: 8324 3rd Avenue

200 Foot/500 Foot Hearing: Yes

The applicant appeared by its attorney, Anthony P. Scali, Esq., and its owners David Annarummo, Kenneth Annarummo, and Armond D'Accordo. The premises is currently a restaurant operating under the name Phillie's. There is no adverse history at the premises. The applicant intends to continue to run the premises as a restaurant, with no physical changes to the premises, but it will serve Asian fusion fare, employing the chef from the now closed restaurant, Lai Yuen, which used to operate on 4th Avenue. The premises has 21 tables, with 45 seats, and no outdoor area. The proposed hours of operation are 12pm to 11pm, Sunday through Wednesday, and 12pm to 2am, Thursday through Saturday. The Committee voted unanimously to disapprove the application unless the following stipulations are met:

1. the exterior doors and windows will be shut when music is on;
2. the applicant shall again appear before the Committee and the Board for a 6 month review; and
3. if there is any change in the applicant's method of operation, the applicant shall notify the District Office at least 3 months before such change.

New SLA On Premises application for Go One Sushi Inc.

Premises: 848 64th Street

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

200 Foot/500 Foot Hearing: unknown

The applicant did not provide any written submission or appear. The premises had previously been operated under the name Crown KTV, and has a substantial adverse history, which includes revocation of the prior licensee's liquor license. The adverse history was summarized for the Committee by the District Manager, and a summary of same is attached hereto and made a part hereof. In light of all of the foregoing, the Committee unanimously voted to disapprove the application.

6 Month Review of Wine/Beer License for Chill Corp.
Premises: 7810 5th Avenue

The licensee appeared for its 6-month review via its owner. There were no complaints or problems reported with regard to the premises, and no further action was requested or taken.

Renewal Application for Galanilla Inc. d/b/a The Hideout
Premises: 8415 5th Avenue
200 Foot/500 Foot Hearing: n/a

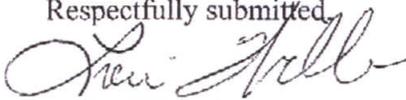
The applicant seeks renewal of an on premises liquor license. The applicant appeared by its owners, Orsola Bonilla and Joseph Seikali. There have been numerous noise complaints filed with regard to the premises, including 30 complaints to 311 and 10 to the District Office, most of which were with regard to noise between the hours of 3am and 6am. These hours are beyond the stipulated hours of operation. The owners stated that they had soundproofing performed, but that the windows were sometimes opened during live heavy metal music performances, and that their jukebox music sound levels varied from song to song, and this lead to loud music levels at times. The applicant agreed to keep the windows closed while music was on and/or live bands were playing, to take steps to regulate the volume of the jukebox music, and to add insulation to the back wall of the premises. The applicant agreed to appear for a 6 month review in order to address any continued or further issues.

New Business

Councilman Gentile's representative advised of the Free Narcan Training event on Wednesday, January 28, 2015 at 7pm, offered in conjunction with the Resource Counseling Center, for training on how to prevent, recognize, and respond to an overdose, and administer Narcan.

The Meeting was adjourned at 7:49 p.m.

Respectfully submitted,


Lori Willis, Chair

05/17/2014	05/18/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/20/2013	04/20/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
03/18/2013	03/18/2010	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
12/21/2014	12/21/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
11/29/2014	11/29/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
10/24/2014	10/24/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
09/20/2014	09/21/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
07/20/2014	07/21/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
06/21/2014	06/21/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/16/2014	05/17/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/16/2014	05/16/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/11/2014	05/12/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/11/2014	05/12/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/11/2014	05/11/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/26/2014	04/27/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/25/2014	04/26/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/20/2014	04/20/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
12/15/2013	12/15/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
11/22/2013	11/22/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
10/24/2014	10/25/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
10/03/2014	10/03/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
09/21/2014	09/21/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
12/14/2014	12/14/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/11/2014	05/11/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/25/2014	04/26/2014	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/10/2013	05/11/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
05/05/2013	05/05/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,
04/26/2013	04/27/2013	NYPD	Loud Music/Party	Club/Bar/Restaurant	11209	8415 5 ,

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

SLA Applications – Spartan Souvlaki II Corp, 8303 3rd Ave; India Passage,
7407 3rd Ave; Benevento Trading, 8504 5th Ave; Platinum Lifestyle Group Corp.,
8324 3rd Avenue; Go One Sushi, 848 64th St.; Anthony Rinaldi or Corp. to form,

Date: Jan. 20, 2015; 7:00pm **Subject:** 8201 3rd Ave; 6 Mos. Review for Chill Corp., 7810 5th Ave

Lori Willis, Chair ✓	<i>Lori Willis</i>
Judith Collins ✓	<i>Judith Collins</i>
Michael Festa ✓	<i>Michael Festa</i>
Victoria Hervas-Castaneda	<i>Victoria Hervas-Castaneda</i>
Habib Joudeh	
Kathy Khatari	
Nikolaos Leonardos	<i>Excused</i>
Nick Nikolopoulos ✓	<i>Nick Nikolopoulos</i>
Mary Nolan	<i>Mary Nolan</i>
Susan Pulaski ✓	<i>Susan Pulaski</i>
Husam Rimawi	<i>H. Rimawi</i>
Joseph Shaia	<i>Joseph Shaia</i>
Sandy Vallas	<i>Sandy Vallas</i>
Mary Ann Walsh	<i>Mary Ann Walsh</i>
Jonathan Yedin	
Brian Kieran, Chair	
Josephine Beckmann, DM	<i>Josephine Beckmann</i>
Guests: Please Print	Telephone Number(s)
Charles Galanagh	The Hideout (317) 3329524
Orsola Bonilla	" " "
<i>Patricia (Gentile)</i>	<i>Patricia (Gentile)</i>

number

Traffic and Transportation Report: January 12, 2015

Chair: Jaynemie Capetanakis

Committee Members: (All Present)

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

Environmental Committee:

Chair: Greg Ahl

- Committee Members:
- Allen Bortnick (excused)
- Kevin Peter Carroll (absent)
- Ann Falutico (absent)
- Bob Hudock
- Nicolaos Leonardos
- Mary Nolan (excused)
- Adil Oualim (absent)
- Dilia Schack
- Larry Stelter
- Tony Wu (absent)
- Jonathan Yedin (absent)

The full membership of the Traffic and Transportation Committee met for a Joint meeting with the Environmental Committee on Monday, January 12, 2015 at 7:00 pm.

We were expecting a presentation by the Port Authority of New York and New Jersey on the Cross Harbor Freight Program. However, at 2:30 that afternoon, the Port Authority representatives cancelled. However, they did send their electronic PowerPoint presentation which the committees reviewed. As a point of reference, the Port Authority had initially made a presentation in 2011 to our Traffic and Transportation committee. Additionally, this project was originally raised in 2004 under the EDC (NYC Economic Development Cooperation) and then it was shelved by the Bloomberg administration. The location that would be impacted within Community Board 10 is at the 65th Street Yard, which is next to

the Army Terminal and Bay Ridge Towers. In nearby Community Board 7, this also impacts the 51st Street Yard.

The goal of the Cross Harbor Freight Program is to address the movement of freight across New York Harbor between the east-of-Hudson and west-of-Hudson. There are only a few ways to cross this area and trucks currently account for approximately 90% of all freight movement in this region. This is far above the truck traffic west of Hudson, which is approximately 24% and more similar to the national average. Truck traffic east of the Hudson is approximately 3%.

The purpose of the Cross Harbor Freight Program is to shift the movement of freight from trucks to other alternative modes of transportation; however, the existing rail and water systems are not capable to do this. The proposed improvements would be to strengthen the regional freight network, reduce truck traffic and improve air quality.

The Cross Harbor Freight Program is in Tier 1 Environmental Impact Statement Draft of the project where we look at the cost/efficiency, assess alternatives and make our recommendations. The public comment period is open through February 27, 2015. A Final Environmental Impact Statement of the project, which will incorporate feedback from partner agencies and the public, is expected to be released in Spring 2015. A decision on which alternative is chosen is expected in Summer 2015.

Looking at their Power Point, we saw a map of National Highway Congestion, which confirmed that everyone wants to get to Brooklyn—or at least to the Northeast. This northeast corridor for truck traffic is already congested and this impacts freight movement, increasing the costs and environmental impact of the movement of goods, while also impacting safety of roadways and infrastructure. It's only expected that the amount of freight which needs to be moved into this area will be growing. We were given information that there were 909 million tons of truck traffic in this region in 2007 and they expect this to rise to 1,272 million tons of truck traffic by 2035.

The Proposal provides three main alternatives:

1. Waterborne Alternatives which involve moving freight using a barge, ferry or float between points west and east of New York harbor.
2. Rail/Tunnel Alternatives which all entail the movement of freight through a tunnel that would be constructed from New Jersey to Brooklyn.
3. "No Action" Alternative, which is a requirement of the environmental review process. The "no action" alternative assumes none of the alternatives would be implemented and that only projects already committed or programed in regional transportation would be implemented. For example, there are already improvements being made to the railcar-float operation at the 65th Street Yard here in our community and this would be completed. The Bay Ridge Line currently runs one train per day to carry rail freight and it crosses under the Bay Ridge Towers.

The Power Point included a slide providing statistics on the reduction of the daily number of trucks on the East West crossings using these alternatives. For example, they indicated that water alternatives

would lower truck traffic by 600 trucks. Improvements using Rail and Tunnel lower the number of trucks much more significantly from 1400 up to 5000 less depending on the rail/tunnel options.

However, the most significant information came down to the cost and schedule.

- Water alternatives will cost 100 to 600 million dollars with the duration of construction between 2 to 4 years.
- The Rail/Tunnel Alternatives will cost between 7 to 11 Billion dollars with the construction duration of 8 years.

Our committees discussed the following concerns and the impact to our community:

- The Rail/Tunnel alternative still appears as a choice; however in reality, a cost of 7 to 11 billion dollars appears to be unreasonable. News reports also seem to indicate that building a tunnel from New Jersey to Brooklyn isn't a viable option being considered.
- We did not receive enough data on the actual impact to the 65th Street Yard, including space needed for storing the increase of freight containers.
- In their Executive Summary information packet, there are also various indications of the number of trucks and trains coming to 65th Street with these proposals.
- We have deep concerns that the vibrations from an increase in trains might impact the infrastructure of the Bay Ridge Towers where these rail cars pass underneath. Discussion included whether the type of technology used to lower train vibrations on the 4th Avenue R-train line could also be used to ease any noise and vibrational impact for our neighbors at the Towers.
- This project will also bring an increase to truck traffic resulting in greater needs for our roadways and infrastructure in Community Board 10.
- We would like information on what the reduced cost of delivery of goods would be.
- We also wanted more information on the cost/benefit to our area.
- We would like information on the reduction of emissions and how this impacts our area.
- We also discussed that any alternative should perhaps include some type of environmentally friendly decking over the 65th Street yard area, such as creating a park, which would be a benefit to our community.

Community Board Chair Brian Kieran, Vice Chair Doris Cruz and Treasurer Greg Ahl were also due to attend a meeting on January 22, 2015 at Borough Hall. After they provide us with more information, then our committees will meet again to make recommendations prior to our full February Community Board meeting. This concluded our joint committee meeting.

The Traffic and Transportation committee then reviewed the following items:

1. Proposed City Bench location at 7601 4th Avenue.
 - This site was recommended by NYC DOT City Bench staff looking for sites that met the requirements in our neighborhood. This location is in front of Bay Ridge Medical Imaging.
 - The committee voted and unanimously agreed to approve this request.
2. Exit 1 of the Belt Parkway:
 - There has been a sharp increase in accidents at this location.
 - Previously, the DOT had roughed the pavement by milling it to slow traffic down. More recently, this area was repaved and there has been an increase in accidents.
 - Residents are now requesting this be milled and that we get our grooves back.
 - The committee voted and unanimously agreed to approve this request.
3. Department of Transportation Request to adjust timing of traffic lights on the 4th Avenue corridor to 25 miles per hour:
 - Committee members discussed that the lower speed limit does not match the sequence of the lights along 4th Avenue resulting in a slow-down of traffic.
 - It was noted that driving along 4th Avenue from 100th Street to Atlantic Avenue has taken committee members up to 35 minutes.
 - The committee voted and unanimously agreed to write a letter to the Department of Transportation to request they adjust the timing of the traffic lights along 4th Avenue to make a smoother flow of traffic.

Respectfully Submitted,


Jayne Marie Capetanakis

January 24, 2015

The Communications and Public Relations Committee met for an informational meeting on Wednesday, January 14, 2015 at the District Office. In attendance were Michael Festa (Chair), Josephine Beckman (District Manager), Judy Collins, Mary Quinones & Liz Amato. We were also joined by a student intern from NYU.

We had several items that were discussed, which are summarized herewith:

Definition:

Communications helps to promote open and direct sharing of experiences and current information to the community, and to Board members. It supports the Chairperson in communicating the Board's activities to the outside world.

Public Relations reviews and recommends plans and programs to support better communication and goodwill to the community.

Future Direction and Goals:

Limited Community Board 10 Facebook Page:

- Notices of meetings (committees and general Board meetings)
- Office hours – dates closed
- Notices for community outreach, available community resources, community programs, ongoing initiatives, perhaps job postings
- No messaging
- Opportunity to sign-up for CB 10 emails

Direct Email Newsletter of Brooklyn Community Board 10:

- Quick hits (Community information)
- Community Board events
- Meeting schedules (and summaries of meetings)
- Interesting / historical neighborhood photographs
- Quick links to CB 10 website, local politician websites, permits, CB 10 social media

Next Door Bay Ridge:

- Link neighbors with neighbors about issues that matter in the community.

- Share recommendations about local services and businesses
- Organize neighborhood events
- Reports suspicious activity
- Create groups to connect with parents, pet owners and other neighborhood groups
- Free and private

We will ask a representative for Next Door to present to a future Communications and Public Relations meeting.

Column – Local Newspapers, Church Bulletins:

To be discussed further

Mobile App:

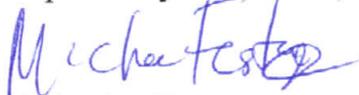
To be discussed further

Internally:

Meet and greets
Neighborhood strolls
Representation at festivals and functions
Raise awareness with local businesses

As this this was an informational meetings, there was not voting.

Respectfully submitted,



Michael J. Festa
Chair

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

December 18, 2014 rev. final

ZALUC Committee Meeting

Thursday, Dec 18th 2014

TOPIC – Roundtable on Illegal Conversions

Hon. Peter Abbate – NYS Assemblyman
Hon. Alec Brook-Krasny – NYS Assemblyman
Kate Cucco – Office of Hon. Alec Brook-Krasny
Hon. Nicole Malliotakis – NYS Assemblyman
Paul Marrone- Office of Hon. Nicole Malliotakis – NYS Assemblyman
Linda Lupia - Office of Hon. Nicole Malliotakis – NYS Assemblyman
Hon. Felix Ortiz – NYS Assemblyman
Hon. Vincent Gentile - NYC Councilman
John Mancuso – Office of Hon. Vincent Gentile - NYC Councilman
John Quaglione – Office of Hon. Martin J. Golden – NYS Senator
Jerry Kassar - Hon, Martin J. Golden – NYS Senator
Fran Vella Marone – Office of Hon. Michael Grimm – Congressman
Andrew Gounardes – Office of the Brooklyn Borough President
Ann Marie Mierez- HPD
Jonathan Viguers – CAU
David Nussbaum – DOB
Captain Timothy Smith – FDNY, Office of Community Engagement
Brian Duffy – FDNY Battalion 42
Marnee Elias-Pavia – CB11
Bob Cassara – Brooklyn Housing Preservation Alliance
Josephine Beckman, District Manager CB10
Brian Kaszuba, ZALUC CB10
Ann Falutico, ZALUC CB10

Introductions:

All attendees introduce themselves to the group.

Brief Description of Problem:

The proliferation of illegal residential conversions continues to be a major problem in our district. Illegal conversions are contrary to the intents of preservation zoning and greatly increase the density in CB10 and in other neighborhoods throughout the city. Although this is a complex social issue, illegal conversions negate the intents zoning regulations, negate the city planning design goals and visions, and negate the public safety controls of building codes. Illegal conversions put strain on public amenities and services and threaten the quality of life for all residents.

Offenders are numerous and out-of-control, displaying blatant disregard for regulations, creating structural and fire hazards during construction and post construction.

In CB10, illegal conversion has become perhaps the single biggest concerns of residents and homeowners, many of whom are already experiencing a severe impact on the quality of their lives and futures.

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn
December 18, 2014 rev. final

Purpose of Meeting:

Meeting was intended to be action, planning, solution driven meeting.

CB10's Zoning and Land Use Committee had put together some suggestions (Chart 9/2/14) which may help to address the problem of illegal conversions, and we planned to review some of the items on this list with the agency representative and legislators present.

This meeting was further intended to be CAN-DO meeting and when a can't-do's might be encountered, the intention was to brainstorm alternate courses, finding workable solutions to tackle this problem.

We understand the limits of funding and manpower but these limits cannot leave us motionless and powerless on this topic.

UPDATES from Agency Representatives and Legislators:

The committee wanted first to learn more from our legislators and agency representatives, as to what efforts and programs have been recently instituted or those that have been successfully in place.

Agency representatives and legislators to give brief updates:

- VG Expanding efforts continue from Councilman's office.
He reported on the status of two bills he introduced: one which allows the DOB to use circumstantial evidence (i.e. # of boilers, meters, mailboxes, entrances) without actual building entry, as the basis for issuance of violations and the second bill imposes more severe penalties on architects and engineers who file more than two applications within a twelve month period which results in stop-work orders from DOB (these penalties may include loss of self-certification privileges and other penalties.)
There was also a recent meeting at the Crain's NY Business Breakfast with Carl Weisbrod, Planning Chief on the related topic of the importance of affordable housing without stress on the infrastructure
In another important aspect of illegal conversion, VG also expressed his concern for those individuals who are left without shelter by DOB vacate orders and is interested in the well-being of these individuals beyond the question of illegal conversions.
- NM Offers full support to committee efforts and suggested that interface with Con Edison and National Grid may be another vehicle to uncover sites of illegal conversion.
- JK Reported that Marty Golden's office has been playing a part in the City Wide Task Force with Deputy Mayor Glenn, to address the problem of illegal conversions
- PA Sited many cases of illegal conversion where the DOB has not responded quickly or strenuously enough and other cases where innocent parties received repeated unwarranted violations. He was adamant about the need for change and better handling of the problem.
- ABK Promised legislative support as needed.
- AG Reaffirmed that the issue of illegal conversions will be given top priority.
- JV Full support and commitment to combating this community issue.

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

December 18, 2014 rev. final

- DN (DOB) Reiterated that the DOB makes two attempts to a gain entry to suspect premises. If attempts are unsuccessful , the matter is closed (or termed "resolved") He stated that DOB is encountering large numbers of illegal conversion complaints in all boroughs. He reviewed existing mechanisms in place to combat this problem.
- AM (HPD) Stated that HPD and DOB work closed together and that HPD often has an easier time gaining access than DOB. HPD is an applicable agency for compliance in multiple dwellings and one or two family homes which are rented and not owner-occupied.
- MEP (CB11) Indicated that CB11 is also extreme concerned about the problem of illegal conversions and the slow response to complaints. She requests that DOP make illegal conversions a top priority

Review of Committee Suggestions as noted on Chart dated 9/2/14:

Three committee suggestions were discussed at this meeting

Topic #1

Problem of lack of access to a premises, which has been the subject of one or more complaints

DN spoke about the court's issuance of warrants and that often the complainant must have witnessed the illegal conversion offences first-hand and this requirement makes warrants difficult to obtain. This difficulty is compounded by the fact that relatively few warrants are issued overall. BK offers some instances in his experience, where firsthand information from the complainant is not always required.

TS(FDNY) stated that FDNY gains access easily when a 311 or 911 call is referred to them in the interest of fire safety. He also shared that there is already some coordination between DOB and FDNY when FDNY observes a questionable room arrangement or other physical indication of illegal conversion.

Suggestions were made that all illegal conversion complaints coming through 311 be referred to DOB and FDNY simultaneously or alternatively, that additional short key clarifying questions be asked by the 311 operator to sort calls, routing appropriate calls to both agencies.

More multi-agency effort is clearly needed. Further efforts will be made at future CB10 roundtable meetings and hopefully internally within the agencies themselves.

All participants reminded the agency representatives that efforts to address the problem in Brooklyn must be given at least equal the importance to efforts in Queens.

Topic #2

2.3 DOB to Revoke Self-Certification 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.

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

DN stated that this was already being done to an extent at the DOB and beyond this, complaints against architects and engineers would have to be referred to the NYS Education Department's licensing division.

VG noted that one of his proposed bills is designed to tighten sanctions against architects and engineers.

ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

December 18, 2014 rev. final

Topic #3

2.5 More DOB scrutiny of PAA's (Post-Approval Amendments) and the extent to which the PPA's change the original scope of the filing

DN stated that all PAA's with the exception of self-certified applications already receive plan-examination review by DOB and if the nature of the work in the PAA is not permissible under the type of application filed, DOB requires filing of additional applications.

Meeting Outcome:

Meeting put more emphasis on the ongoing problem of illegal conversions and it seems that agency representatives may be open to giving further consideration to some of the committee's suggestions.

Therefore, it was agreed that a follow-up meeting will take place early in the New Year. At the next meeting, agency commissioners (DOB, HPD and FSNY) or other front-line operational personnel will attend to discuss specific actions to be taken.

Meeting was adjourned at 3:00 PM

Respectfully submitted:



Ann Falutico

Committee Chair Zoning and Land Use Committee

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Windy City Ale House LLC, 7915 3 rd Avenue	1/16/15	Renewal Liquor, Wine & Beer
J. J. Bubbles Inc., 7912 3 rd Avenue	1/20/15	Renewal Liquor, Wine & Beer
Swedish Football Club, Inc., 725 65 th Street	1/20/15	Renewal Liquor, Wine & Beer
Danish Athletic Club Inc., 735-41 65 th Street	1/26/15	Renewal Liquor, Wine & Beer
JAB Enterprises Inc., d/b/a Greenhouse Café, 7715, 7717, 7719 3 rd Avenue	1/26/15	Renewal Liquor, Wine & Beer
Shenandoah Club, Inc., 8417/8415 7 th Avenue	1/26/15	Renewal Liquor, Wine & Beer
V & M Pizzeria Inc., d/b/a Vesuvio, 7303-07 3 rd Avenue	1/26/15	Renewal Liquor, Wine & Beer
Pipins Pub, 9701 3 rd Avenue	1/26/15	Renewal Liquor, Wine & Beer
Chickie's Billiards Corp., d/b/a Status Q, 8218-8220 3 rd Avenue	2/2/15	*New Application Liquor, Wine & Beer
8812-8814 Restaurant Corp., d/b/a Arirang Hibachi Steakhouse, 8812-8814 4 th Ave.	2/3/15	Renewal Liquor, Wine & Beer
Brooklyn Beet Company, 7205 3 rd Avenue	2/3/15	*Renewal Liquor, Wine & Beer
Platinum Lifestyle Group Corp., d/b/a Xin 8324 3 rd Avenue	2/6/15	500' Hearing
Mercedes Irshad, Top News & Grocery, 6422 14 th Avenue	2/9/15	Renewal Beer Only
Lock Yard, 9221 5 th Avenue	2/9/15	500' Hearing
Bombay Tasty Bite Inc., d/b/a Bombay Grill, 8716 3 rd Avenue	2/9/15	*New Application Wine & Beer Only
Gorm Rest. Inc., d/b/a Hunters Steak & Ale House, 9404 4 th Avenue	2/9/15	Renewal Liquor, Wine & Beer

STATE LIQUOR AUTHORITY – NEW APPLICATIONS & RENEWALS

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
JAX Holding Corp., 8402 3 rd Ave.	2/10/15	*New Application Liquor, Wine & Beer
Sabor Andino #2 Inc., 6314 14 th Avenue	2/11/15	Renewal Wine & Beer Only

*Has been invited to present application at Police & Public Safety Committee Meeting in February 2015.