

**Community Board Ten Board Meeting Attendance**  
**Shore Hill Community Room**  
**Monday, September 21, 2015 – 7:15 pm**

Board Members Present: 33

Greg Ahl  
Elizabeth Amato  
Jumana Bishara  
Jaynemie Capetanakis  
Kevin Peter Carroll  
Paul Cassone  
Shirley Chin  
Judith Collins  
Doris Cruz  
Ida D'Amelio  
Khader El-Yateem  
Ann Falutico  
Michael Festa  
Barbara Germack  
Stephen Harrison  
Habib Joudeh  
Ramsey Joudeh  
Brian Kieran  
Stella Kokolis  
Nick Nikolopoulos  
Adil Oualim  
Susan Pulaski  
Mary Quinones  
Dean Rasinya  
Husam Rimawi  
Hani Sarji  
Eleanor Schiano  
Joseph Shaia  
Lawrence Stelter  
Sandy Vallas  
Mary Ann Walsh  
Lori Willis  
Jonathan Yedin

Board Members Excused: 13

Allen Bortnick  
Donna Mac DePola  
Judith Grimaldi  
Ronald Gross  
Victoria Hervas-Castaneda  
June Johnson  
Brian Kaszuba  
Nikolaos Leonardos  
Rhea McCone  
Dilia Schack  
Joanne Seminara  
Joseph Sokoloski  
Brian Walsh

Board Members Absent: 3

Bob Hudock  
Katherine Khatari  
Linda Sarsour

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: September 21, 2015 - 7:15 PM

Subject: Board Meeting - Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
FRANK BUONO	917-921 8501	718 680 2931	FPBuono@aol.com	Laweartico
Debo mce...			dmccormick@cmcmo	Zuth Med
Marilyn Murphy	917-597-4890		murphy359@gmail.com	
Pinchas Hiskind				CITY Club Golfers SCOTT STAFF
Urie Coffrancesco	718 875 1000 X 135		ecofrancesco@brooklynchamber.c	Brooklyn Chamber
Irene Dobronski	(718) 748-342		idobronski@yahoo.com	Bay Ridge Resident 43 yrs
LINDA ORLANDO 260 05th 23L 11220	347 345 2010		LINORLANDO@aol	
Stephen Maresca 7100 Ridge Blvd 50 11209	917 975-6877		stevemaresca@yahoo.com	Republican State Commitee - 49th CD
Anthony Rinaldi	718 833 6666		thepearlroombklyn@gmail.com	The Pearl Room
Paul Abramson	<del>917 921 8501</del>		labramson@cityhall.nyc.gov	NYC-CAL

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Rose, Max	917-522-0128		max.rose@gmail.com	ICCA
Frances, Susan	_____	_____	susan-francesy@hotmail.com	Owl's Head Park
Spencer, D.	_____	_____	mypinkdiamond2@yahoo.com	Owl's Head Park
Eileen Fassab	(718) 748-6261		ekassabebklynlibrary.org	LIBRARY
Meaghan Meadorick	646-408-5184	_____	mmegadorick@home reporter.com	Home Reporter
Christopher Castelli-Miller	(718) 748-1685	_____	chrismiller2012@gmail.com	Intern
Sherrin Pauson	718-745-2841		Pauson6@msn.com	
CARLOS Santamaria	347-3598897		santamaria4CCA@alco.com	Chr & Hog.
John O'Brien	347-2779431		Bklynboy77@msn.com	
JOAN Smith	347-330-8015		menana@nyc.ar.com	71st 3rd Betw Ridge

## COMMUNITY BOARD TEN GUESTS

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Marianne Biren	347-774-7070		mstweeche@msn.com	
Robert Newmark	718-680-9372		RobNewmark@aol.com	
Theresa Ciccone	718-630-5277		Theresa.Ciccone@gmail.com	Rep Donovan
Nicolis Cansino	718-787-0242			Office of Nicolis Mulholland
KOSTAS E. HATKIAS (GWS)	347-768-1534			
Judy Kraus	718-258-6044		Judy-Kraus@aol.com	Gold
FRANK ST. JACQUES			fstjacques@sheldonslobel.com	SHELDON LOBEL PC
Elena Moskowitz-Keljes				
Helen Moskowitz-Keljes	718-316-5840		elenimk.murphy@gmail.com	Special Needs Children's Advocate volunteer



**COMMUNITY BOARD TEN BOARD MEETING  
SEPTEMBER 21, 2015 – SHORE HILL COMMUNITY ROOM  
MINUTES**

Chair Kieran called the meeting to order at 7:25 PM and thanked the Community Board staff for their hard work. He also thanked the Board Members for contributing their time and effort. He invited Chen Li and Christopher Castaldi-Moller, Community Service Volunteers, to lead the Honor of the Pledge.

Chair Kieran asked for a motion from the floor to adopt the amended Agenda. Motion by BM Vallas, seconded by BM Rasinya. Agenda adopted as amended.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the June 15, 2015 Board Meeting. Motion by BM Vallas, seconded by BM Harrison. Minutes adopted as written.

**PRESENTATION**

Wendy Goldstein, CEO of NYU Lutheran Medical Center, discussed the merger of NYU Langone and Lutheran Medical Center. She stated that in American healthcare now, it is impossible for a relatively small independent institution like Lutheran to stand totally on its own. Ms. Goldstein emphasized that the Board at Lutheran is absolutely committed to continuing its mission of service to their neighbors. There are only five comprehensive stroke centers in the United States and Lutheran is one of them. That means they not only provide care, they provide education, outreach and support to other Brooklyn hospitals. Their agenda is to provide the best possible care to the people in Brooklyn.

They signed the affiliation in April and the agreement was for a five year time frame. But in five weeks Dean Grossman told her that it was working so well, let's just merge. So they have moved on from an affiliation to a full asset merger which they expect to be effective January 2016. She noted that there is a big difference between an affiliation and merger. The merger is a forever thing. There will be one corporate entity at the end of the process. They are going to be NYU Lutheran, but as part of the NYU Langone health system. 47% of the babies born at Tisch Hospital in Manhattan today go home to Brooklyn. To build a relationship with Lutheran's obstetrical department which is growing, and committing to Lutheran that they will build a Level 3 Neonatal Intensive Care Unit, which is the highest level, is something that helps Lutheran bring better care to the community. NYU Langone has absorbed Lutheran's debt. They have already spent \$190 Million at Lutheran. There has been a total replacement of all the informational systems. They will be able to build an observation unit together. They are replacing the linear accelerator because that is part of the commitment to build a strong cancer program. They are building an ambulatory surgery center which they desperately need. NYU is now doing a strategic plan for this area of Brooklyn. In the merger agreement, NYU has agreed to extend Lutheran's charity care policy to any patient who needs to go to NYU. That means if you are on a sliding scale or Medicaid and you need treatment at the Lutheran site for something they do not do, the patient will have access to world class care. What will stay true is Lutheran's commitment to excellence, the community and quality care.

BM Harrison asked what will happen to Calvary and was told it will stay where it is. Chair Kieran asked if it is only current patients who can go to NYU for care and not future patients and was told it is for future patients as well. BM Quinones said that this means that NYU has extended Lutheran's commitment to everybody in Brooklyn without people's regard for ability to pay for the most excellent care in the world.

BM Rimawi said that he had the honor to work at Lutheran for 25 years and he is so proud how the hospital has improved. He asked about the training of residents and was told that they are now doing programmatic integration.

BM Cassone asked if Lutheran doctors will be able to admit patients to NYU and was told probably not. However, the doctor will be part of the medical staff that will be integrated. There will be one medical staff at Lutheran and NYU. NYU's strategy is not to acquire hospitals, it is to acquire physicians which means they want your physician to stay part of this. BM Joudeh asked if we are going to be losing programs. Ms. Goldstein replied that she thinks it will depend on each program.

Chair Kieran said that Lutheran has been a good friend and neighbor to Bay Ridge and Fort Hamilton, and it seems like it will be better with this partnership. Ms. Goldstein said they are looking for the community's input now and as it goes forward to know what the community needs them to do. BM Rasinya thanked Ms. Goldstein on behalf of the Board saying that from day one she has always been focused on what they could do to improve and increase the services, and here is a beautiful case of one person who has made a tremendous difference

## **PUBLIC SESSION**

Council Member Vincent Gentile said that he spent his summer replacing his knees and thanked everyone for their well wishes, which really underscored for him the value of community, brotherhood and friendship, and helped speed his recovery. He gave special thanks to DM Beckmann and Dorothy Garuccio. He stated that his entire care up to now has been with the NYU Langone system. He had his surgery at the Hospital for Joint Diseases in Manhattan, 16 days of rehabilitation in Rusk Institute, and is now doing outpatient therapy at Shore Hill, all of which are part of the NYU Lutheran system. The fact that Lutheran is now merging with NYU Langone can only mean good things for our neighborhood.

Councilman Gentile said that anyone who has lived through the experience of Café Remy knows what happens when you do not have cooperative business people. It is not a good scene, and he agrees with the Committee's decision to oppose the new SLA application at that site.

The Councilman noted that he took the opportunity to go to Shore Parkway and the bicycle path and as far as he could see, all the dangerous potholes and crevices are now filled. It is safe for runners, bikers, and walkers.

Max Rose from District Attorney Ken Thompson's office announced the indictment last week of a Staten Island man who ripped off 12 senior citizens in Bay Ridge to the tune of \$2.5 Million. He convinced them he would invest their life savings and stole it. This week they indicted 25 men on 368 counts of dealing heroin. They were operating out of Williamsburg but were dealing these drugs in South Brooklyn. He also announced that this Saturday from 10AM to 2:30PM they will host an immigration forum in Sunset Park targeting the Arab, Chinese and Hispanic population and giving them free legal services.

Andrew Gounardes from Brooklyn Borough President Eric Adams' office announced that they will be celebrating National Yoga Month all day on Monday, September 28<sup>th</sup>. This Saturday is their Autumn Moon Festival at Brooklyn Bridge Park, Pier 1, from 10AM to 5PM. Tuesday, September 29<sup>th</sup> is Latino Heritage Celebration at Borough Hall from 5:30-9:00 PM. Saturday, October 3<sup>rd</sup> is their first Adopt-a-Pet Day at Prospect Park West at 15<sup>th</sup> Street from 11AM to 3PM. Most importantly, they are having a big push on S.T.E.A.M. education – science, technology, education, art and math – and are doing a Resource Fair for educators on Monday, October 5<sup>th</sup> from 5:00-7:00 PM at Brooklyn Borough Hall.

Pinchus Hikind, liaison for the Comptroller, announced that the Comptroller is having a Red Tape Commission on Friday, October 16<sup>th</sup> from 8:30-10:00 PM at Brooklyn Law School, which deals with small businesses and how to cut the red tape.

Larry Morrish from Assembly Member Felix Ortiz's office announced that the Assemblyman just obtained a \$50,000 grant for the Bay Ridge Center, and is personally trying to get the grant money that is overdue for the van for Donna DePola's drug center. We lost the 25<sup>th</sup> young person to an overdose in our area last week since

February. We are doing everything we can to deal with the situation. The Resource Counseling Center satellite is working at three times the capacity at 77<sup>th</sup> Street and expressed gratitude to Donna Mac DePola. He announced that on October 16<sup>th</sup>, a state of the art medical center with Lutheran doctors will open at 464 Bay Ridge Avenue under the direction of Dr. Ramsey Joudeh.

Nicholas Chamberas from Assembly Member Nicole Malliotakis' office thanked Community Board 10 who work hard year round. He left flyers of the recap of the 2015 legislative session and priorities going forward for everyone's information. September is National Childhood Cancer Awareness Month and the Assemblywoman and elected officials including Senator Golden and Councilman Gentile participated in a very nice ceremony on Times Square where digital signs were lit up in gold for Childhood Cancer Awareness Month.

Eileen Kassab from the Dyker Library thanked everyone on behalf of the Library for all their support. This was one of their most robust campaigns and because of all the support, they received approximately \$43 Million for all the libraries. The Brooklyn Public library received \$12 Million, which means every library will have six day service and are getting new staff. She spoke about capital funding, saying that it is very expensive to maintain buildings and a lot of the libraries are in very bad condition. They were lucky enough to get into the 10 year capital plan and received \$16 Million, which will be put to good use. She announced the Tell-A-Story Program which has to do with parents who are incarcerated and have children. The children can come into the library and visit their parent in prison in a tell a story situation. It is all about books and music.

Pastor Khader El-Yateem announced that Habib Joudeh and his son Ramsey Joudeh invite everyone to attend the grand opening of their urgent medical center at 464 Bay Ridge Avenue on October 16<sup>th</sup> at 2:30 PM. It is a state of the art facility that they are bringing to our community and we are grateful for this. Salam Arabic Lutheran Church at 4<sup>th</sup> Avenue and 80<sup>th</sup> Street is having a blood drive on October 4<sup>th</sup> from 12:00-5:00 PM. He encouraged everyone to donate and said everyone will receive a portable cell phone charger and a nice hot meal. Lastly, he announced the Salam Church Gala on October 24<sup>th</sup> at 7:00 PM at the Bay Ridge Manor.

Tom Greene announced the 25<sup>th</sup> Bi-Annual Beach Cleanup of Denyse Wharf will be on Sunday, October 18<sup>th</sup> from 9AM to 12 Noon. There were 100 kids there in the spring. They are trying to campaign to get a science lab built on that spot. Nancy Woods, from the Science Division at the Department of Education, was there in the spring and is very interested in the concept of science on the shore. He was teaching science at Kingsborough Community College and over the summer he developed a program for 5<sup>th</sup> graders which was submitted to the president of the college and the Department of Education. They loved it and are going to start sending kids to Kingsborough in October on Friday mornings. It is a pilot program and they hope it is going to be successful. If it is, they are going to take a serious look at the lab they are proposing to put at Denyse Wharf for the last 25 years. They really need the community's support. They hope that members of the Community Board would go down on October 18<sup>th</sup>.

## **PUBLIC HEARING**

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

**Motion: CB 10 to approve the renewal application for an unenclosed sidewalk café with 16 tables and 32 seats at Pancantico Bakery Café Inc., 9124 3<sup>rd</sup> Avenue, DCA License No. 1079876. 32 in favor; 1 recusal – BM Schiano. Motion carried.**

With regard to the BSA Special Permit application for 7311 3<sup>rd</sup> Avenue, BM Cruz asked Committee Chair Falutico to explain the difference between this special permit and the one Community Board 10 usually sees. Committee Chair Falutico replied that there are many kinds of special permits. Some of them are City-wide and if you are in that zone you are eligible to go for that special permit. Then there is one section that we object to which says in these community boards they are eligible to apply for a special permit, and that is the section we

are trying to remove ourselves from. BM Harrison asked if we received any responses and DM Beckmann replied that we did not. She did speak to the office, they did another distribution and we did not receive any comments.

**Motion: CB 10 to approve the BSA Special Permit Application No. 189-15-BZ, which seeks to allow a one-story addition to the rear of the existing four-story mixed commercial and residential building at 7311 3<sup>rd</sup> Avenue, pending the distribution of another notice informing the neighbors of the application and the date of the next full board meeting. 31 in favor; 2 recusals: BM Falutico, BM Stelter. Motion carried.**

## **CHAIR'S REPORT**

Chair Kieran said that he has the delight of going to the Borough Board meetings on Tuesday nights at Borough Hall. There was a presentation at the last meeting he attended about a facet of Mayor de Blasio's affordable housing plan. The people making the proposal are basically the people who build affordable housing. They were specifically discussing one thing City Hall would like to do which is to look at unused space, particularly at HUD financed buildings, buildings that are already in place, and how to utilize underutilized parts of that site. They are looking at senior housing and sites that are sprinkled throughout the City. One of them is here at Shore Hill. Funding for this building and funding for acquiring the land came from the Federal government. They have very strict regulations as to what can be done and what can be changed. They are now lobbying heavily to make those exceptions and allow the City to basically change what the standing rule would be. Generally once this is in place it cannot be changed at all; you cannot add a floor, you cannot add a wing, you cannot change parking or build a subterranean garage. But they are looking to change that. The idea is that the parking areas around these types of facilities are underutilized. His question to the folks who were there – and there was no one there from City Hall which he thought was a glaring lack of resources for this type of question – was what they would put there. Their answer was another building, or expand the building and take the space that is open. He understood what they were saying, but they could never do this unless they get permission through HUD. He asked about the City and how they would get the project to go, and they looked at him like his question did not make any sense. He asked them about applying for a building permit to do the work they would want to do. They replied that regarding zoning they would apply for a variance. The Chair told them our community has special zoning in place for years and a lot of blood, sweat and tears went into it. They were unable to say how that was going to change. There was apparently no concern, which is a very frightening prospect. The lesson there is you always have to have your ears open, know what is going on and pay attention. We are going to find out more about this unidentified affordable housing program and what the Mayor and City Hall intends to do with the zoning as it exists. He does not know what the answer is but it was quite an eye-opener.

**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.

**Motion: CB 10 to approve the new SLA Wine/Beer Application for For the Love Of Art Corp., d/b/a Pinot's Palette, 7518 13<sup>th</sup> Avenue. All in favor. Motion carried.**

**Motion:** CB 10 to disapprove the new SLA Wine/Beer Application for Bayridge Japanese Cuisine, Inc., 6914 3<sup>rd</sup> Avenue unless the following stipulations are agreed to:

- That the rear yard will only be used during the hours of operation of the premises, which are: 11:30am-11PM, Monday – Thursday; 11:30am-midnight, Friday and Saturday; and noon-11pm Sunday;
- There will be no music in the rear yard; and
- There will be no smoking in the rear yard.

All in favor. Motion carried.

With regard to the informational report on the SLA On Premise renewal application for 7221 Some Place Else Ltd., 7221 3<sup>rd</sup> Avenue.

With regard to the new SLA On Premise application for Car & Hug, Inc., d/b/a Casa Pepe, Committee Chair Willis clarified that at the Committee meeting there was some question about the permissible use of the rear yard, and they were unable to resolve it. The way they worked around it was that Mr. Santamarina said that for now he would not make it part of his application to include use of the rear yard in conjunction with the liquor license he is seeking. She said that subsequently the applicant has amended his intended use on his application. Chair Kieran asked if this meant the enclosed part of the rear yard. Committee Chair Willis responded that the rear yard is enclosed and when the Committee was discussing this there were a number of questions. First of all it was not reflected on the Certificate of Occupancy at all, whether or not the enclosure was legal or part of the building or an outdoor area. BM Falutico asked if the enclosure was filed with the Department of Buildings and was told it appears not. The Department of Buildings website shows an old violation which may or may not be for that reason. Mr. Halkias noted that the construction was done in the mid-1980's.

With respect to the rear yard, BM Harrison noted that because the applicant is not going to put it into the application we would remove the stipulation. However, we do not have anything from them, so why don't we keep that particular stipulation in for now. It should be part of the stipulation that they do not use the rear yard. Committee Chair Willis noted that the Committee voted that it was subject to their finding the legality of the rear yard. If they verify that the rear yard is legal then we would approve it with these stipulations. BM Harrison thinks it is convoluted and that we should leave it in that they cannot use the rear yard. At a future date if they put it in then they can come back to us with another application. Committee Chair Willis stated that she checked with DM Beckmann regarding the procedure. If they wanted to amend the premises to add the rear yard, they would have to do an alteration to the application and come back to us. BM Falutico asked if the rear yard extension fills the whole rear yard and was informed that there is a space behind the extension. There is a door that goes outside and then a glass enclosure. She asked if this is a renewal and Committee Chair Willis noted that this is a new application because there is a new owner. Chair Kieran stated that a lot of residents came out that night to express their concern about the use of the rear yard.

Chair Kieran thinks that BM Harrison is suggesting a friendly amendment that the stipulation as it was contemplated be changed that any reference to the rear yard use shall be that the applicant not use the rear yard. When the applicant confirms the legality of the rear yard use, they have to come back and ask for any changes that would be acceptable to the rear yard. At this point they cannot use the rear yard, so for the purpose of this application we are asking the applicant to stipulate not to use it. Chair Kieran asked for a second to that friendly amendment. Seconded by BM Rasinya.

Committee Chair Willis noted that the motion as amended would be to deny the application unless the following stipulations are met:

1. The hours of operation are: 4pm-11pm, Monday – Thursday; 4pm-midnight Friday; noon-midnight Saturday; and noon-10pm Sunday;

2. The outdoor area shall not be used;
3. The owner shall provide a telephone number for residents to call to address issues that may arise;
4. The applicant shall retain an acoustical engineer to examine and report how to achieve effective sound baffling and sound controlled environment throughout the premises and shall follow the engineer's recommendations to achieve same, and provide a copy of the report to CB10; and
5. The applicant shall return for a three (3) month review to address any issues that may exist.

BM Harrison thinks saying "outside area" means outside the walls. But what we are really saying is the area that is enclosed. It should be explicit. Chair Kieran said "the outside enclosure and the outside area."

**Motion: CB 10 to disapprove the SLA On Premise Application for Car &Hug, Inc., d/b/a Casa Pepe, 112-116 Bay Ridge Avenue unless the following stipulations are agreed to:**

1. **The hours of operation are: 4pm-11pm, Monday – Thursday; 4pm-midnight Friday; noon-midnight Saturday; and noon-10pm Sunday;**
2. **The outdoor enclosure and outdoor area shall not be used;**
3. **The owner shall provide a telephone number for residents to call to address issues that may arise;**
4. **The applicant shall retain an acoustical engineer to examine and report how to achieve effective sound baffling and sound controlled environment throughout the premises and shall follow the engineer's recommendations to achieve same, and provide a copy of the report to CB10; and**
5. **The applicant shall return for a three (3) month review to address any issues that may exist.**

**All in favor. Motion carried.**

With regard to the new SLA On Premise application for The Pearl Room, BM Rasinya asked if they are changing their operation and was told they are just changing location. BM Stelter noted that Woody Allen was there recently. BM Quinones noted that the Pearl Room has been an excellent partner to many local CBO's for many years.

**Motion: CB 10 to disapprove the SLA On Premise Application for 8201 Phoenix Rising, d/b/a The Pearl Room, 8518 3<sup>rd</sup> Avenue, unless the following stipulations are agreed to:**

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

**All in favor. Motion carried.**

With regard to the new SLA On Premise application for 7110 Partners, BM Stelter asked for the location and was told it is 7110-7112 3<sup>rd</sup> Avenue, formerly Café Remy. Committee Chair Willis noted that residents who attended the Committee meeting and are here tonight have been back several times to voice their objections to this application. Chair Kieran stated that he thinks it is outrageous that someone would submit an application for a place that has an occupancy of about 300 people, hire an attorney, but cannot bother to show up for the Committee meeting, or post the public meeting notice. This speaks volumes as to how they intend to run their business. This location has had adverse history.

**Motion: CB10 to disapprove the SLA On Premise application for 7110 Partners LLC, 7110-7112 3<sup>rd</sup> Avenue, and deliver a letter to the SLA strongly objecting to the granting of this application. All in favor. Motion carried.**

With regard to the SLA corporate change application for Ocean XI Lounge, Committee Chair Willis stated that after the Committee meeting Community Board 10 received a letter from a business owner who has a business across the street and also lives in the area strongly objecting to a liquor license at this location, describing patrons fighting, attacks on women, drunkenness, vandalism, urination, vomiting, foul language, spitting, noise, smoking, loitering on benches, and rumors around the neighborhood that there are terrible things going on at this establishment. BM Harrison asked if this is a new application and was told it is a corporate change. He asked if this establishment is currently operating with a liquor license, and was told it is. Committee Chair Willis said these are the issues that are currently occurring. We did not receive any written submission and no one appeared, however the applicant did come in to advise DM Beckmann about the corporate change.

**Motion: CB10 to disapprove the SLA Corporate Change application for Ocean XI Lounge Karaoke Inc., 6403 11<sup>th</sup> Avenue, with a letter stating the reasons for denial, and to send a letter to our elected officials regarding the problems at the premises. All in favor. Motion carried.**

Chair Kieran introduced Daniel Abramson, who said this is week two of his new role as Brooklyn Borough Director of the Mayor's Community Affairs Unit. He plans on being at our meetings so he will know what the issues are and what the Mayor's office should know. Chair Kieran said we welcome him with open arms and gave him the information on Ocean XI Lounge, saying anything he could do to get some attention paid to the drug use, drunkenness and fighting would be wonderful.

#### **ENVIRONMENTAL COMMITTEE REPORT**

Environmental Committee Chair Ahl rendered the Committee report. See attached.

#### **TRAFFIC AND TRANSPORTATION COMMITTEE**

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

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

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

**Motion: CB 10 to send a letter to the Department of Housing Preservation and Development affirming that the General Board of Community Board Ten voted to support the Zoning and Land Use Committee's recommendation to deny the application for 421-A Partial Real Estate Tax Exemption for a 7-story building with 22 residential Class A dwelling units at 401 95<sup>th</sup> Street. 32 in favor. 1 recusal – BM Stelter. Motion carried.**

#### **OLD BUSINESS**

Chair Kieran stated that he went to the State Liquor Authority for Crown KTV's latest application. The SLA denied the application after he reiterated the history. However, we believe there will be a new application.

## **NEW BUSINESS**

BM Quinones, who is on the Brooklyn Chamber of Commerce Executive Committee, announced that they are holding the first craft beverage festival in New York State on October 3<sup>rd</sup> and 4<sup>th</sup> in Industry City.

A motion was made from the floor to adjourn. With no further business, Chair Kieran adjourned the meeting at 9:25 PM.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

August 12, 2015 and

September 2, 2015

## ZALUC Committee Meeting @ 7:00 on Wednesday, August 12<sup>th</sup>, 2015

### **TOPIC #1**

**Amendment to Board of Standards and Appeals Application for Special Permit application for 8008 Harbor View Terrace, pursuant to Section 73-622 of the Zoning Resolution .**

**The application was previously approved by CB10 and granted by BSA, for the legalization of an enlargement at the 2nd Floor rear of an existing two-story one family dwelling. The proposed legalization was contrary to side yard, rear yard and floor area requirements. The dwelling is located in zoning district R-2.**

During the actual construction of this project, it was noted by some neighbors that the built condition did not completely match the plans submitted back in June. Inquiry was made to BSA and in fact, amended plans had been submitted to BSA.

District Manager obtained the revised plans and upon examination by the committee, it was deemed that the plans are sufficiently different from the original variance plans to warrant review of the new amendment by ZALUC and to warrant another presentation to the full board.

The office of Eric Palatnick PC will re-present the revised plans to committee next month.

### **TOPIC #2**

**Committee Discussion on upcoming zoning text amendment, Zoning for Quality and Affordability, which is being proposed by NYC City Planning Commission.**

Purpose was to discuss and deepen our understanding of information that had been received to date. During the discussions, the committee expressed concerns especially with respect to the capacity of the city's infrastructure to handle increased density which would result from this text change and its visual impact on the streetscape throughout the city. Committee awaits the final text, will continue review and will welcome any informational sessions offered by DCP.

*Committee Members Attending:*

*Josphine Beckmann*

*Ann Falutico*

*Barbara Germack*

*Steve Harrison*

*Susan Pulaski*

*Eleanor Schiano*

*Brian Walsh*

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## ZALUC Committee Meeting @ 7:00 on Wednesday, September 2, 2015

A quorum was met.

### **TOPIC #1**

**DCA renewal application for an unenclosed sidewalk café with 16 tables and 32 seats at Paneantico Bakery Café Inc., at 9124 3<sup>rd</sup> Ave., DCA Application #1079876.**

This sidewalk café has existed for several years in the same configuration.

There is no adverse history and there have not been any complaints.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

August 12, 2015 and

September 2, 2015

Motion was made:

To approve the application as submitted. The vote was all in favor, one recusal (ES).

## **TOPIC #2**

**BSA Special Permit Application which seeks to allow a one story extension to the rear of the existing four-story mixed commercial and residential building at 7311 Third Avenue.**

The Special Permit section under which this application is filed is 73-621 of the zoning resolution which applies to all buildings in zones R2X, R3, R4, or R5 containing residential uses. The section allows for up to 10% increase in open space or lot coverage as applicable and/or up to 10% increase in floor area.

The current application requests an increase in floor area for the building and would result in the enlargement of the commercial space at the first floor. The commercial space is currently vacant.

The committee members noted the following:

The proposed requests a minimal increase.

The proposed extension backs up against a large interior-block parking lot and where the extension abuts the rear yard of a building on 73rd Street, 15' of the neighbors' 20 feet lot line would remain open.

There does not seem to be negative effect on the neighborhood character associated with this application.

There was one letter from a neighbor opposing the application and there was some concern among committee members that due to summer season mail that perhaps all residents may not have received notice of the proposed application.

Motion was made:

To approve the application as submitted, pending the distribution of another notice informing the neighbors of the application and the date of the next full board meeting.

The vote was all in favor, one recusal (AF).

## **TOPIC #3**

**HPD Application for 421-A Partial Real Estate Tax Exemption filed for 401 95<sup>th</sup> Street , corner property. The proposed application is for a seven story building with a total of twenty-two residential Class A units.**

This partial tax exemption program was put into effect in 1970's under Section 421-A or the Real Property Tax law and Section 11-245 of the Administrative Code of the City of New York. Partial exemptions may be granted to developments containing more than 20 dwelling units. The community planning board has the opportunity to file objections to a 421-A tax exemption based on eligibility of the applicant and the board has 45 days to respond. The committee discussed the request and researched the original purpose for which this tax exemption was created. It was discovered that the purpose was to encourage residential development in underdeveloped areas of NYC. Therefore, the committee was of the opinion that this tax exemption request was not in the spirit of the Section 421-A and in fact, that CB10 has held the same opinion in the past for other Section 421-A applications.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

August 12, 2015 and

September 2, 2015

The submission was made to CB10 during the summer hiatus.

Therefore a motion was made as follows:

To send a letter to HPD expressing the opinions of the committee and to follow up with full-board vote at the next meeting.

The vote was all in favor.

The Letter prepared by the District Manager is dated 9/12/15 and is included as part of these minutes.

Meeting was adjourned at 9:00 PM.

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Respectfully Submitted:

Ann Falutico



Committee Chair Zoning and Land Use Committee

Committee Members Attending:

Josphine Beckmann

Ann Falutico

Steve Harrison

Brian Kaszuba

Susan Pulaski

Eleanor Schiano

Joanne Seminara

MaryAnn Walsh

Brian Walsh



# Community Board Ten

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(718) 745-6827 • Fax (718) 836-2447  
Communitybd10@nyc.rr.com  
www.bkcb10.org

**DORIS N. CRUZ**  
*Vice Chairperson*  
**RONALD GROSS**  
*Secretary*  
**GREGORY AHL**  
*Treasurer*

**BRIAN KIERAN**  
*Chair*  
**JOSEPHINE BECKMANN**  
*District Manager*

September 12, 2015

Vicky Been, Commissioner  
HPD  
421-a Tax Abatement  
100 Gold Street  
New York, NY 10038

Re: 421-a Tax Abatement Request  
405 95 Street  
Docket No. TEO11197

Dear Commissioner Been:

I am writing regarding the above captioned 421-a Tax Abatement application. The Zoning and Land Use Committee of Community Board Ten reviewed this submission on September 10, 2015.

Since the application was received during the Community Board's summer hiatus, the full Board did not have ample time to respond within the requisite 45 day review period. The Zoning and Land Use Committee will present a recommendation to the members of Community Board Ten at its next General Meeting to be held on Monday, September 21, 2015. The unanimous recommendation of the Zoning and Land Use Committee is to DENY the application since the Board was not provided ample time to review the request. Further support of the recommendation to deny is being made for the following reasons:

1. The standing policy of Community Board Ten adopted at its General Meeting held September 18, 2000 is to oppose all 421-a tax abatements within the confines of Community District Ten.
2. There is no affordability housing component to this application.
3. The 421-a tax abatement was intended to offer aid to areas in need of development and not luxury condominium housing. This development is market rate/luxury condominium development and does not meet the spirit of the intended tax relief recipient. Legislation to extend the 421-a Real Property Tax Exemption program was extended in short term as lawmakers continue to address ways to amend the 421-a tax abatement program to incentivize the construction of affordable housing and not award this incentive to those projects that do not provide affordable units.

Thank you for your attention to this matter. I will forward the General Board's recommendation following the meeting on September 21, 2015.

Sincerely,

Josephine Beckmann  
District Manager

cc: Elaine Toribio  
Brian Kieran, Chair CB10  
Ann Falutico, Chair ZALUC  
Hon. Vincent Gentile

**District Manager Report**  
**September 21, 2015**

Good Evening Board Members:

I hope you all enjoyed the summer hiatus.. welcome back! I would like to share the following updates with you regarding issues we worked on this summer.

As you may have seen news reports, Community District 10 has seen an increase in the number of homeless complaints – while we have seen an increase in complaints to the Board it is generally still a low number. The number of called into 311 in 2014 – 24 and 36 in 2015. We report all locations to our liaison at Common Ground who provides outreach to those in need.

Some good news to report – following complaints from local residents – a Vacate order for the illegal garment factory at 6602 11 Avenue has been issued for failure to have a Sprinkler System in a manufacturing facility. Over \$50,000 in violations have been issued at this location for its illegal use.

On June 18, 2015, Community Board Ten sponsored Alcohol Training Awareness Programs for Small Businesses at the District Office. This initiative was part of a program funded as a collaborative effort (NYC Department of Health, and New York State Liquor Authority) to educate storeowners in an effort to reduce sale of alcohol to minors in Bay Ridge, Dyker Heights and Fort Hamilton. It was very well attended by local SLA licensed establishments and participants greatly appreciated the opportunity to participate.

Recurring Street Depressions – many of you know that the recent sinkhole at our border on 64<sup>th</sup> Street at 5<sup>th</sup> Avenue has renewed concerns that recurring street depressions have the propensity of opening up into a large dangerous sinkhole. We have many recurring street depressions here in Community Board Ten and over the summer we compiled a list that was submitted to the Commissioner of the New York City Department of Transportation requesting they review the locations for possible inclusion in a trench restoration or street reconstruction project. The list of 16 locations is comprised of streets with recurring community complaints of cave-ins and sink holes over a period of three years. I tracked the complaints and noted that the Department of Transportation (DOT) in all cases submitted Corrective Action Reports to the Department of Environmental Protection (DEP). Most, if not all of the complaints are referred back and forth between the two agencies with the end result being no underlying water condition and DOT fills the depressions or cave-ins only to have them open up again – sometimes within a day or two.

The identification of trench restoration projects in the city's capital plan formerly fell under the jurisdiction of the Department of Environmental Protection. Trench restoration capital repairs to the street bed are necessary when the wooden sheeting surrounding city sewer pipes installed decades ago decays causing the street surface to settle – creating a distinctive pattern of street depression and/or recurring street cave-ins. Other times it is a breach in the sewer or water main lines of the City of New York.. or that of a private building owner. I will keep you apprised of their findings.

Also, you may have noticed that there are several streets in CB10 that are being milled and paved. This keeps the office very busy with calls related to paving and with residents who are upset to learn that their streets have not made the milling/paving list. While others calls with complaints or concerns relating to the milling and paving on their block.

The current streets set to be milled and paved include:

6<sup>th</sup> Avenue from 66<sup>th</sup> Street to Bay Ridge Parkway  
67<sup>th</sup> Street from 7<sup>th</sup> Avenue to 14<sup>th</sup> Avenue  
Shore Road from Bay Ridge Avenue to 77 Street  
8<sup>th</sup> Avenue form 62<sup>nd</sup> Street to 7<sup>th</sup> Avenue  
Bay Ridge Parkway from Shore Road to 7<sup>th</sup> Avenue  
81<sup>st</sup> Street from Dahlgren to 14 Avenue  
81<sup>st</sup> Street from Narrows Avenue to 3<sup>rd</sup> Avenue  
Ridge Blvd from 86<sup>th</sup> Street to 91<sup>st</sup> Street  
87<sup>th</sup> Street from Ridge Blvd to 3<sup>rd</sup> Avenue.

The New York State Department of Transportation (NYSDOT) will be closing two of three travel lanes at night and on some weekends through October on the Gowanus Expressway (I-278) as part of a \$3.64 million project to pave the highway between the Verrazano- Narrows Bridge (92nd Street) and 6th Avenue in Brooklyn.

Closures in the eastbound direction, from the bridge (92nd Street) to 6th Avenue, started September 14th. Paving in the westbound direction, from 6th Avenue to the bridge (92<sup>nd</sup> Street), will begin at the end of September. The overall project is expected to be completed by the end of October.

I attended a briefing meeting with the Department of Transportation and learned that the Belt Parkway Bridge at Bay Ridge Avenue is near completion right on time as scheduled – all work should be done by December.

The District Office also received a great deal of feedback positive and negative about the newly installed LED Streetlights in Community District 10. The feedback was sent to Commissioner Keith Bray in a letter and included specific locations where residents requested shading.

Also in from DOT – a new Traffic light will be installed at the corner of 10<sup>th</sup> Avenue at 64<sup>th</sup> Street – this light was made at the request of several local parents several months ago.

You may also have heard that Bike and Ride Pilot Program started on September 6, 2015 on the S53 and S93 bus lines. This long awaited pilot program joins other transit agencies. The bicycles racks are available on a first come first serve basis and the bicyclist must be able to load and unload his or her bicycle on the rack.

Also in October, Community Board Ten prioritizes Capital and Expense Requests for FY 2017. In a few weeks you will receive a copy of our current list of 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 a special October meeting. A public hearing will be scheduled at our October General Board Meeting.

### **Upcoming Events**

**Saturday, September 26, 2015** – 10am to 2pm at 68 Precinct – the DEA New York Division will be sponsoring a National Take Back Initiative collection where you can discard your prescription medications safely.

**Ragamuffin Parade** – Saturday October 2, 2015 @ 1:00 PM - Rain or Shine –our very own Mary Ann Walsh will be the Grand Marshal and Stephen Oliver will be Person of the Year. The parade route runs along 3rd Avenue from 76<sup>th</sup> Street to 92<sup>nd</sup> Street and the registration is between 11:00 AM to 12:15 PM in the OLA Holy Angels Academy Yard on 74<sup>th</sup> Street between 3<sup>rd</sup> Avenue and Ridge Blvd.

**Third Avenue Festival** will take place on Sunday – October 3, 2015 from 12PM to 6PM along Third Avenue from Bay Ridge Ave. to 95<sup>th</sup> Street.

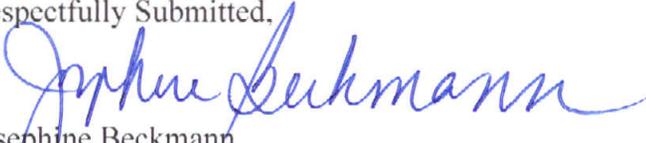
**Knights of Columbus Festival** – September 24<sup>th</sup> to 27<sup>th</sup> at the Parking Lot – 1305 86<sup>th</sup> Street.

Also, Congratulations to Board Member Nick Nickopolous who is being honored this year by the Dyker Heights Civic Association at their annual dinner.

You will hear more about our upcoming CB10 Earth Day from Environmental Chair Greg Ahl – but I want to impress upon Board Members in attendance that we need your help getting the word out to your neighbors about this upcoming event. Tomorrow I will email the flyer but we brought some hard copies here tonight with us.. so feel free to take some and distribute. We will be sending out a 5,000 piece mailing to neighbors.. please help spread the word.

**The next General Board Meeting will take place on Monday, October 19, 2015 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, 2015 to June 30, 2016

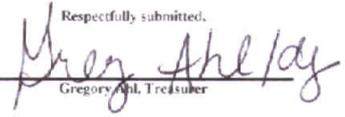
Budget Appropriation for FY 16	\$229,895.00
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	7/31/14	8/31/14	9/30/14	10/31/14	11/30/14	12/31/14	1/31/15	2/28/15	3/31/15	4/30/15	5/31/15	6/30/15	Y - T - D
DISTRICT MANAGER	\$12,757.46	\$8,495.56											
COMMUNITY COORDINATOR	\$7,713.71	\$5,136.78											
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$2,166.00	\$1,444.00											
<b>Total Personal Services</b>	<b>\$22,637.17</b>	<b>\$15,076.34</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,713.51

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	205.93	205.65											
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials													
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											
332	Data Process Equipment													
337	Books													
402	Tel./Communications													
412	Rental/Misc./Equip		386.82											
417	Advertising													
431	Leasing Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance		63.14											
613	Office Equip. Maint													
615	Data Process Equipment													
615	Printing Supplies													
622	Temporary Services-contractual													
624	Cleaning Services	160.00	160.00											
608	Iron Security Gate Maintenance													
676	Aviation													
<b>Total Other than Personal Services</b>		<b>\$355.93</b>	<b>\$890.61</b>	<b>\$0.00</b>	<b>\$1,258.54</b>									

<b>TOTAL PS AND OTFS EXPENSES</b>	<b>23,003.10</b>	<b>15,966.95</b>	<b>0.00</b>	<b>38,970.05</b>										
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<b>TOTAL UNCUMBERED BUDGET BALANCE</b>														<b>\$190,924.95</b>
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Respectfully submitted,  
  
 Gregory Ahl, Treasurer

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

Date/Time: September 16, 2015, 7:00 p.m.

Called to Order: 7:10 p.m.

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

Quorum: Yes (attendance sheet attached)

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**SLA Wine/Beer Application for For the Love of Art Corp. d/b/a Pino's Palette**

**Premises: 7518 13<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: n/a**

This is an SLA Application for a new Wine/Beer License. The premises is at the location of the current Boulevard Books, which space was divided to provide a location for the applicant's business. The applicant is owned by the same owner as Boulevard Books, Ms. Tatiana Nicoli, who appeared for the applicant. Pino's Palette is a franchise of art studios, and there are a number of locations in Brooklyn. It offers classes for children and adults, and adult patrons may come and paint while enjoying a glass of wine or beer, and it also offers a small snack and beverage menu. The hours of operation of the applicant are: closed Monday; 10am-10pm, Tuesday-Saturday; and 10am-6pm on Sunday. The premises will have background music which will play while a class is in session, and will be low, as an artist conducting the class will usually be speaking simultaneously. There is no C/O for the premises and a letter of no objection has been obtained by the applicant. The premises will have 13 tables with 46 seats. There is no outdoor space used in conjunction with the premises. The Committee voted unanimously to approve the application.

**SLA Wine/Beer Application for Bayridge Japanese Cuisine Inc.**

**Premises: 6914 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: n/a**

This is an SLA Application for a Wine/Beer License attendant to a corporate change. The premises is an existing sushi restaurant, Bay Ridge Sushi. The president of the applicant, Ms. Ling Lin appeared. There is no adverse history at this location, and the premises and the method of operation shall remain unchanged. The parents of the Ms. Lin currently own the restaurant, and they are transferring ownership to her. The C/O for the premises permits 70 persons. There are at total of twenty tables with 66 seats. There is recorded background music, and the hours of operation are: 11:30am-11pm, Monday – Thursday; 11:30am-midnight, Friday and Saturday, and noon-11pm Sunday. The Committee voted unanimously to approve the application. The applicant also agreed to the following stipulations:

1. That the rear yard will only be used during the hours of operation of the premises, which are: 11:30am-11pm, Monday – Thursday; 11:30am-midnight, Friday and Saturday; and noon-11pm Sunday;
2. There will be no music in the rear yard; and

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

3. There will be no smoking in the rear yard.

The Committee voted unanimously to approve the application.

**SLA On Premises Renewal Application for 7221 Someplace Else, Ltd.**

**Premises: 7221 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: n/a**

The applicant appeared via its owner Michael Guiffredo, in connection with the applicant's renewal of its license to address any concerns or issues that may have come up during the first 2-year licensing period. The premises had been the subject of 22 noise complaints made through 311, and 8 noise complaints made to the 68 precinct. No residents of the community responded to the notification of the renewal. The applicant's owner stated that it had hired a new security company in order to remediate some of the noise issues.

**SLA On Premises Application for Car & Hug, Inc. d/b/a Casa Pepe**

**Premises: 112-116 Bay Ridge Avenue**

**200 Foot/500 Foot Hearing: n/a**

This is an application for a new On Premises liquor license. The applicant appeared via its owner, Mr. Carlos Santamarina, its representative/expediter, Gus Halkias. The premises has been run as a restaurant serving Spanish and Mexican food for many years. The principal of the applicant began working at the restaurant 10 years ago, and has held many positions there, and has been the manager of the restaurant for the past 5 years. The premises has seventy tables with 200 seats. It also has a service bar and a stand-up bar, with 24 seats. The premises has background live music and acoustical music, and a DJ used in conjunction with private parties in the premises' two party rooms. The hours of operation are: 4pm -11pm, Monday – Thursday; 4pm – midnight, Friday; noon-midnight, Saturday; and noon-10pm, Sunday. The premises also has a rear outdoor area that is used on weekends with 10 tables and 25 seats, which is enclosed with glass and metal. The C/O for the premises permits a maximum occupancy of 200 persons, but does not indicate any permitted use of the rear yard.

Approximately six (6) residents appeared to speak in opposition to the application. The residents complained of years of excessive noise emanating from the premises, including loud dj, music, and noise from excited party patrons, until 2-3am, resulting in their constantly having to keep their windows closed, having to wear ear plugs to bed, and not being able to put infant children to sleep. Most of the residents' bedrooms faced the rear of the premises. One resident, an architect, stated that there is an existing DOB/ECB violation for the illegal rear yard enclosure dating from 1987. (The Committee was unable to verify this from DOB on-line records, as those records reflect the existence of a violation but do not indicate the reason for the violation.) The applicant stated that it has no music in the outdoor area, and could not identify a location from

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

which the sound was emanating, but was willing to undertake measures to locate it and remedy the noise issue.

Subject to verifying the legality of the use of the rear yard, the Committee voted unanimously to deny the application, unless the following stipulations are agreed to and met:

1. The hours of operation are: 4pm -11pm, Monday – Thursday; 4pm – midnight Friday; noon-midnight Saturday; and noon-10pm Sunday;
2. The outdoor area shall only be used on Saturday and Sunday, and shall close at or before 10pm on Sunday, and 11pm on Saturday;
3. The owner shall provide a telephone number for residents to call to address issues that may arise;
4. The applicant shall enforce a quiet environment in the outdoor area, so as not to disturb nearby residents, including but not limited to, keeping doors to the outdoor area closed, posting signs outside and on menus asking for respect of the neighbors;
5. The applicant shall retain an acoustical engineer to examine and report how to achieve effective sound baffling and sound controlled environment throughout the premises and the outdoor area, and shall follow the engineer's recommendations to achieve same, and provide a copy of the report to CB10; and
6. The applicant shall return for a three (3) month review to address any issues that may exist.
- 7.

**SLA On Premises Application for 8201 Phoenix Rising d/b/a The Pearl Room**

**Premises: 8518 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: Yes**

This is an application for a new On Premises liquor license. The premises is the location of the former Beebo restaurant, and has no adverse history. The applicant appeared by its owner, Anthony Rinaldi, and its attorney, Terrence Flynn. The owner of the applicant has managed the Pearl Room restaurant at 8201 3<sup>rd</sup> Avenue for many years, and intends to relocate that restaurant operation to the premises. There will be no changes to the premises. The premises has 28 tables with 116 seats and 1 standup bar with 10 seats in the interior, and 4 tables with 16 seats in the outdoor rear area. The C/O permits a maximum occupancy of 160 persons. The premises has background music inside, Thursday night karaoke, Saturday night Disco music nights, and a live singer on Sunday nights. The hours of operation are 2pm-10pm, Monday – Wednesday; 2pm – 11pm, Thursday and Friday; 1pm – midnight Saturday; and noon - 9pm, Sunday. The Committee voted unanimously to deny the application unless the applicant agrees to and meets the following stipulations:

1. The hours of operation of the premises shall be 2pm-10pm, Monday – Wednesday; 2pm – 11pm, Thursday and Friday; 1pm – midnight, Saturday; and noon - 9pm, Sunday;
2. There shall be no music in the outdoor area;

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

3. The doors to the outdoor area must remain shut at all times, and be outfitted with self-closing mechanisms;
4. There shall be no smoking in the outdoor area;
5. There shall be no dancing in the premises and applicant shall not apply for a cabaret license;
6. Applicant shall meet with CB10 for a three-month review to address any issues which may exist; and
7. Applicant shall notify CB10 of any intended change in the method of operation of the premises and return to meet with CB10 before implementing same.

**SLA On Premises Application for Lounge 581 Inc. d/b/a Bullshots**

**Premises: 8121 5<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: unknown**

The applicant contacted CB10 prior to the meeting to advise that it would not be proceeding with this application.

**SLA On Premises Application for Ocean XI Lounge Karaoke Inc.**

**Premises: 6403 11<sup>th</sup> Avenue**

**200 Foot/500 Foot Hearing: unknown**

It is believed that this application is for a new license based upon a corporate change. The applicant did not appear or provide any written submission in support of the application. The application was received over the summer and CB10 wrote to the applicant requesting that it adjourn its application to the SLA to allow it to meet with CB10, and the applicant's owner came to the CB10 office to advise that it would not do so. As of the date of the Committee meeting, the application had not been calendared with the SLA. The applicant did not post notice of its intention to seek licensing, as required by the ABC law. The premises has adverse history, including two 68 Precinct memos regarding fighting outside the establishment and 3 arrests for controlled substances, i.e. ketamine. Concerned residents did contact the District Office to speak against this application, noting fights and noise from the premises, and one resident appeared and stated that there are patrons congregating and fighting outside the premises on a regular basis on Friday and Saturday nights after 11pm, and that he has made calls to the police department to complain. The Committee voted unanimously to deny the application, with a letter stating the above-referenced reasons for denial, and to send a letter to our elected officials regarding the problems at the premises.

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

**SLA On Premises Application for 7110 Partners**

**Premises: 7110 3<sup>rd</sup> Avenue**

**200 Foot/500 Foot Hearing: Yes**

This is an application is for a new liquor license. This location is the former Café Remy, and has a long adverse history including numerous complaints for noise, disorderly groups, public urination, fighting, and underage drinking. The premises also had an SLA violation for sale of alcohol to a minor, workers' compensation violations, and has been noted by the 68 Precinct as a problem location, and the subject of many 911 complaints for noise, fighting, disorderly conduct, and underage drinking. In 2014 the owner of Café Remy surrendered its liquor license to the SLA for safe keeping. Also, last year over 100 residents signed a petition imploring the SLA not to license another premises at this location, citing the premises as an ongoing problem that seriously and negatively affects their quality of life, due to patrons loitering on their steps, drinking and taking drugs, leaving behind bottles and litter, vomiting and urination on their property, gathering in numbers, yelling and cursing until almost 5am, constant fights, and damage to their vehicles and property.

The proposed applicant did not appear, but only provided a paper submission comprised of an unsigned CB10 questionnaire, a copy of a floor plan, and a copy of the C/O. The applicant's attorney advised CB10 that no appearance would be made due to a scheduling conflict, and the district office requested that the applicant adjourn to next month's meeting, and the request was refused. Per the paper submission, the proposed method of operation is for a catering, restaurant, and supper club, with DJ and live bands appearing 6 days a week, and featuring Flamenco music, Jazz music, and Rock music. It also indicates that the applicant intends to apply for a cabaret license. The proposed hours of operation are: noon – 10pm, Sunday – Tuesday; noon – midnight, Wednesday; noon- 2am, Thursday; noon -4am, Friday; and noon -9pm, Saturday. The maximum occupancy of the premises is 300 people, and the premises has 24 tables, with 94 seats, and 2 bars with 25 seats. The floor plan shows a dance floor accommodating 100 persons and an adjacent standing area for 60 people. The application indicates that the owner has restaurant experience, but there is no indication whether this person has any experience running a club. There is also no security plan supplied with the questionnaire, as requested. This is especially significant because the C/O provides that: "SECURITY PERSONNEL SHALL BE PROVIDED DURING THE HOURS OF OPERATION TO CONTROL CROWDS AND PATRON DROP OFF IN ORDER TO MINIMIZE LOITERING AND DOUBLE PARKING SURROUNDING THE PREMISES." Upon information and belief, this language was added because the permitted use of this premises as "an eating and drinking place and cabaret" is a variance.

Many residents appeared in opposition to this application and a petition in opposition, with approximately 200 signatures, was also provided. The residents stated a very emotional plea, citing the terrible history that they had to endure as a result of the operation of the licensed premises, including drunk and disorderly patrons loitering, cursing, getting into loud arguments and blood fights, vomiting, urinating and defecating on their property, doing drugs and drinking on their steps, leaving bottles and debris, and damaging their vehicles and property, disrupting

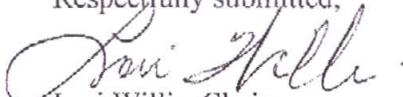
POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

residents' sleep, and creating an unsafe and unsanitary environment. The residents unequivocally attribute these conditions to the premises, as since the premises have been closed, their quality of life has returned to normal. The residents submit that this license offers absolutely nothing positive to the community, and certainly does not serve its convenience or advantage.

In light of all of the foregoing, the Committee voted unanimously to deny the application, and to deliver a letter to the SLA strongly objecting to the granting of this application for all of the foregoing reasons.

The Meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Lori Willis, Chair

Community Board Ten Environmental Committee  
8119-5th Avenue, Brooklyn NY 11209  
September 9, 2015

The Committee met on September 9, 2015 at the Community Board office located at 8119-5th Avenue. The meeting commenced at 7:00 PM. A quorum was not met. Attendance is on file in the board office.

First item was the Bay Ridge Avenue Beautification Clean Up Day. Tracy Jindyeh is the spearhead of this project. Community Board Ten, Councilman Vincent Gentile's office, Department of Sanitation, Narrows Botanical Garden, and a number of local schools were to be involved in the project. The original date was September 26, but had been changed to September 19 which was this past Saturday.

Second item is the Community Board 10 Earth Day 2015 – taking place on Saturday, October 24<sup>th</sup> from 10 am until 4 pm, rain or shine at the Xaverian High School parking lot. This program has been expanded beyond just electronics recycling. Added to the project is the Shred Truck, sponsored by Senator Marty Golden's office. Bring all your documents that you want destroyed and the shredding truck will efficiently and securely destroy them. Also added to the day is the Rain Barrel Giveaway Day sponsored by the New York City Department of Environmental Protection and the office of Councilman Vincent Gentile. This project is part of the Citywide Green Infrastructure Initiative. The rain barrels improve the New York City waterways by using more natural systems to manage runoff during rain storms. Due to a limited supply of 160 barrels, pre-registration is required to receive a rain barrel. Please contact CB10's office at 718-745-6827, or email the board at [bk10@cb.nyc.gov](mailto:bk10@cb.nyc.gov) no later than October 17<sup>th</sup> to reserve a rain barrel to be picked up at Xaverian's parking lot on Earth Day Oct. 24<sup>th</sup>.

Third item on the agenda was a presentation by resident Kim Parker regarding a CB10 Neighborhood Litter Campaign beginning at the student level. Kim, frustrated by the litter on our streets and sidewalks and remembering past NYC campaigns to reduce litter felt it was time to do something. Kim would like to meet with the District 20 school administration and institute an education program to educate students on how to respect our environment. She is working to organize an essay contest with sponsors including coloring books for the students and distributing of the sanitation code books for the students to bring home. The Department of Sanitation has an education program that Kim would also like to bring into the schools as well. More to follow.

The meeting was adjourned at 7:45 PM.

Respectfully Submitted,



Gregory Ahl  
Environmental Committee Chair

## Traffic and Transportation Report: September 3, 2015 Chair: Jaynemarie Capetanakis

### Committee Members:

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

The membership of the Traffic and Transportation Committee met on Thursday, September 3, 2015 at 7:00 pm:

1. Our first order of business was an update from New York City Transit on the Sea Beach Line Station Renewals on the N Train. We were also joined by the District Manager of Community Board 11 and members of their Traffic and Transportation Committee. The N Train was originally built between 1914 and 1917. For its 100<sup>th</sup> birthday, the stations along the line are getting a major renovation. To do work of this scale will involve major changes and while it will be a major inconvenience to commuters, we can only hope that the improvements will last for the next 100 years.
  - As a reminder, this project was originally presented to the board in October 2014.
  - It is a 48 month project worth \$5million.
  - This project involves nine stations of the N Train: 8<sup>th</sup> Avenue, Fort Hamilton Parkway, New Utrecht, 18<sup>th</sup> Avenue, 20<sup>th</sup> Avenue, Bay Parkway, Kings Highway, Avenue U and 86<sup>th</sup> Street.
  - Phase One has been the Construction Phasing. Construction in the field began in April. For this, they have been constructing temporary platforms at 8<sup>th</sup> Avenue and another at Bay Parkway. There has also been tree removal and clearing; demolition at the 86<sup>th</sup> Street station; and structural restoration. The Control Houses have been closed on one side of the platform in several locations. For example, at the Fort Hamilton Station, you can enter and exit from Fort Hamilton Parkway, but the 11<sup>th</sup> Avenue entrance is now closed.
  - Some of these are historic stations and the reconstruction will have historic touches in lighting and tile. There is work to be done on stairwells, cracks along retaining walls, the canopy columns, and also parapet walls. Some stations will have windows added for light and ventilation.
  - There will be elevators at New Utrecht and a ramp constructed at 8<sup>th</sup> Avenue so that all riders will have access to the N line and it will be handicap accessible.
  - We have very important dates to share regarding this work:
    - Beginning September 18<sup>th</sup>, there will be a weekend diversion of the North Bound Service.
    - Beginning October 3<sup>rd</sup>, there will be weekend service shutdown for the entire stretch with shuttle bus service from 36<sup>th</sup> Street.
    - As of January 2016, North Bound service will be bypassed. The bypass will last for fourteen months. Then, there will be another construction phase, followed by

South Bound service being bypassed for an additional fourteen months. There will be an outreach campaign to explain the project to the community once they have a definite date on when the bypass will begin. The bypass phase will be the toughest for commuters because it will involve backriding. This means that passengers may have to ride past their usual stop, go across the platform, and then backride to the stop they wanted along these 9 stations. Beginning in January 2016, North Bound platforms of all 9 stations will be out of service. Northbound trains will run on a middle track that North Bound travelers can access using temporary platforms that have been built at 8<sup>th</sup> Avenue and Bay Parkway. After fourteen months of this, it should be flipped and they will continue on the opposite side. There will be another construction phase to get the other side ready and then there will be fourteen months of bypassing the stations going South Bound.

- The good news is that the N line will be operational throughout this process. The bad news is that it will add to the commuting time for passengers of these nine stations. To refurbish these stations is not an option. Some of the conditions are hazardous and hold potential dangers. We will have to adjust to this new circumstance for a total of 48 months—that's four years—but, we are making improvements that will benefit the community until hopefully the N train's 200<sup>th</sup> birthday. For further information, the Power Point from NYC Transit is available on the Community Board 10 website under the announcements section.

2. After this presentation, our committee members continued with our agenda items.

- R-Train Vibrations: They are finishing up the installation of "continuous welded rail." The vibrations were not deemed to be a structural problem, but a nuisance issue based on field guidelines. However, the resident complaints in clusters, particularly around 4<sup>th</sup> Avenue and 79<sup>th</sup> Street, have elevated this issue and the work is getting done. They have been working on this since 2014 overnight and hope to be working on the southbound tracks by October. While they never found conclusively what caused the problem, they are addressing it thanks to the residents and our District Office staying on top of this issue.
- There are proposed bus changes at 4<sup>th</sup> Avenue and 86<sup>th</sup> Street. 86<sup>th</sup> Street is an intermodal hub for our buses and trains. Right now, the city is looking at 86<sup>th</sup> and 4<sup>th</sup> Avenue as a possible location for an elevator on the southwest corner by the Greek restaurant. There would be an elevator from the street to the mezzanine level. Then a second elevator from the mezzanine to the station platform. Lots of engineering work must go into this, but the goal is to make key stations, like 86<sup>th</sup> Street, accessible and ADA compliant by 2020.
- Also, regarding the S53 and S93, there is a new Bike and Ride pilot program. Buses will be equipped with a bike rack in the front to help our cyclists cross the bridge to Staten Island. This pilot program will last for one year and then will be assessed. The racks are at the front of the bus and each rack holds two bicycles.

3. We also had some summer business to update our membership on:

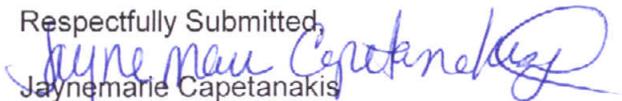
- On July 29<sup>th</sup>, Community Board 10 along with Community Boards 7 and 12 met with the Borough Presidents office and members of the community to hear a presentation about the 8<sup>th</sup> Avenue Friendship Arch planned for 8<sup>th</sup> Avenue between 60<sup>th</sup> and 61<sup>st</sup> Streets. This is a gift from the sister city of Beijing to Brooklyn as a sign of friendship and welcome to our local Chinese community. This archway was first proposed as a gift to Marty Markowitz and the goal is to have a proposal for the Community Boards by October. We

were invited to hear about it and also discuss concerns regarding maintenance, safety and traffic impact.

- Committee members were invited on July 8<sup>th</sup> to hear from the New York City Economic Development Corporation, which will be bringing City Wide Ferry Service to Brooklyn by 2017. The South Brooklyn Route is proposed to be in Bay Ridge at the 69<sup>th</sup> Street Pier. This route would also stop at the Brooklyn Army Terminal, Red Hook, Pier 6 Atlantic Avenue, Pier 1 Dumbo and then Wall Street at Pier 11. There would also be opportunities to switch ferries to go from Manhattan up to Astoria, or from Manhattan to Soundview in the Bronx. Plus, a route coming from the Rockaways to Brooklyn Army Terminal and then onto Manhattan. It has huge potential for commuters and there will be free transfers along the ferry routes. In our immediate area, they anticipate a barge for about 150 passengers with a ticketing area, waiting area, and canopies for bad weather. Commuters would walk a gangway to the barge, then another gangway connecting the barge to the ferry. The construction is planned to begin in 2016 with service by 2017. Our committee suggested they consider installing restrooms by the pier and also since electrical work will be done in this vicinity, if they could look into restoring the beacon on the 9-11 Memorial at the Pier, it would be a nice way to give back to the community. This ferry would be for those able to walk to the pier; no buses are planned to connect to the ferry at this time. We look forward to hearing more about this program.

The meeting was adjourned at 8:30 pm.

Respectfully Submitted,

  
Jayne Marie Capetanakis

September 21, 2015

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Sam's Bakery LLC, d/b/a Townhouse Lounge, 9324 3 <sup>rd</sup> Ave., #2	8/19/15	Renewal Liquor, Wine & Beer
Brooklyn Little Bites Corp., d/b/a Mandato Mexican Restaurant, 7218 3 <sup>rd</sup> Avenue	8/20/15	Renewal Wine & Beer Only
JMC Foods Corp., d/b/a La Sorrentina, 6518 6522 6524 11 <sup>th</sup> Avenue	8/21/15	Renewal Liquor, Wine & Beer
6510 Food Corp., La Sorrentina, 6506 6508 6510 11 <sup>th</sup> Avenue	8/21/15	Renewal Liquor, Wine & Beer
Coszcal De Allende Restaurant Inc. 6824 3 <sup>rd</sup> Avenue	8/21/15	Renewal Liquor, Wine & Beer
Pipin's Pub, 9023 3 <sup>rd</sup> Avenue	9/3/15	Alteration Liquor, Wine & Beer
Jimmys Place LTD, 7118 13 <sup>th</sup> Avenue	9/8/15	Renewal Wine & Beer Only
Cala d'Or Group, LLC, d/b/a Salud Restaurant, 7204 3 <sup>rd</sup> Avenue	9/9/15	*New Application Liquor, Wine & Beer
AM & PM Grocery Inc., 6223 Fort Hamilton Parkway	9/9/15	New Application Wine & Beer Only
PRX Inc., d/b/a Johnny Pumps Café, 7518 5 <sup>th</sup> Avenue	9/11/15	Renewal Liquor, Wine & Beer
Comeau Group Inc., d/b/a Ho Brah 8618 3 <sup>rd</sup> Avenue	9/14/15	Renewal Liquor, Wine & Beer
Tokyo Sushi Restaurant 7718 Inc., 7718 5 <sup>th</sup> Avenue	9/16/15	Renewal Wine & Beer Only
JAX Holding Corp., d/b/a Baia 8402 3 <sup>rd</sup> Avenue	9/17/15	500' Hearing
Inaka 83 Sushi Corp. d/b/a Inaka Japanese Fusion, 8318 3 <sup>rd</sup> Avenue	9/18/15	Renewal Wine & Beer Only
Nature's Grill LLC, 7417 3 <sup>rd</sup> Avenue	9/21/15	*New Application Wine & Beer Only

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
Noodles 86 Corp., 8608 4 <sup>th</sup> Avenue	9/22/15	Renewal Wine & Beer Only
PMC Bakery Corp., d/b/a Jean Danet, 7526 5 <sup>th</sup> Avenue	9/23/15	Renewal Wine & Beer Only
Bay Ridge Pizza, 7704 5 <sup>th</sup> Avenue	9/23/15	Renewal Wine & Beer Only
Galindos Rest Corp., 8727 4 <sup>th</sup> Avenue	9/24/15	*New Application Liquor, Wine & Beer
Longbow Pub & Pantry, 7316 3 <sup>rd</sup> Avenue	9/30/15	Renewal Liquor, Wine & Beer

\*\*Will be invited to present application at Police & Public Safety Committee Meeting in October 2015.