

**Community Board Ten Board Meeting Attendance  
Shore Hill Community Room  
Monday, April 18, 2016 – 7:15 pm**

Board Members Present: 29

Greg Ahl  
Elizabeth Amato  
Jumana Bishara  
Jaynemie Capetanakis  
Paul Cassone  
Shirley Chin  
Judith Collins  
Doris Cruz  
Donna Mae DePola  
Ann Falutico  
Michael Festa  
Bob Hudock  
June Johnson  
Brian Kaszuba  
Brian Kieran  
Stella Kokolis  
Nikolaos Leonardos  
Rhea McCone  
Nick Nikolopoulos  
Susan Pulaski  
Dean Rasinya  
Eleanor Schiano  
Joanne Seminara  
Joseph Sokoloski  
Lawrence Stelter  
Sandy Vallas  
Brian Walsh  
Mary Ann Walsh  
Lori Willis

Board Members Excused: 14

Allen Bortnick  
Kevin Peter Carroll  
Ida D'Amelio  
Khader El-Yateem  
Barbara Germack  
Judith Grimaldi  
Stephen Harrison  
Victoria Hervas-Castaneda  
Habib Joudeh  
Ramsey Joudeh  
Katherine Khatari  
Adil Oualim  
Mary Quinones  
Hani Sarji

Board Members Absent: 6

Ronald Gross  
Husam Rimawi  
Linda Sarsour  
Dilia Schack  
Joseph Shaia  
Jonathan Yedin

Ex-Officio:

Councilman Vincent Gentile

## COMMUNITY BOARD TEN GUESTS

Date: April 18, 2016 - 7:15 PM

Subject: CB10 Board Meeting – Shore Hill Community Room

PLEASE PROVIDE AS MUCH INFORMATION AS POSSIBLE. THANK YOU.

Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Todd W. Flitzner 310 85 St, 5th Bklyn	732 999 4125		todd.flitzner@gmail.com	BAY Rillo Center
DET Kirschner / CAPT HAYWARD				NYPD
HAROLD EGEW JR 9115 COCONIAL RD. - APT. 1B BROOKLYN, NY 11209	718- 748-8913		harold.egeln@verizon.net	CITIZEN
Penney Santo Assistant Speaker Assemblyman Fulzotte				
Meaghan McGoldrick	718-238- 6600		mmegoldrick@ nonreporter.com	Home Reporter
Nicholas Charters				Office Assemblyman St Michele Malliotakis
Jimmy Li	212-637- -8014		jli4@schools.nyc.gov	Pre-K
Saleem Almarroobi	718-664-5226		saleem.alkh@schools.nyc.gov	Pre-K
Lizue Cofrancesco	718 875 1000		ecofrancesco@ brooklynchamber.com	BCC
Jill EPSTEIN	917.991.4413		jillianne3@aol.com	

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
Winnie Yan - Baruch College 626 58 <sup>th</sup> Street	646-283-7393		yanwinnie529@gmail.com	
Elben Kassab DYKER LIBRARY 8202- 13 <sup>th</sup> Ave	718-748-6261		ekassab@bklynlib.org	DYKER LIBRARY
Stephanie Rodriguez 463 58 <sup>th</sup> Street	917-626-6807		SRodriguez@thehealingcenterny.org	The Healing Center
Justine Tomon 416 62 <sup>nd</sup> Street 6A	502 274 4109		tomonj@brooklynada.org	DA
Jenny Fischman			Public Advocate	
Alexandra Larkin			Am Harris	
ROSA CASELLA				N/A
Frank M. Malone			Cory Donovan	
William A. Zou 36-20 38 <sup>th</sup> Ave Fl 2A	(718) 661-9562		zoukoffice@yahoo.com	
Rocco Benevento 1151 82 <sup>nd</sup> St BKlyn NY 11228	917 622-7242		Rocco@wpcosparty.com	Pastor Rocco

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Name/Address	Phone #	Fax #	E-Mail Address	Organization/Affiliation
NICHOLAS MASSAB	718-836-0527		nlmassab@gmail.com	48TH STREET BLACK ASSOC
DAN ESPOSITO 9321 HAMILTON WALK BK NY 11209	646-519-1510		DESPOSITO, Emg@gmail.com	EMG LLL SIDEWALK CAFES FOR ROCCOS & CAFE CAFFE
CARMEN Feliciano	917 699 7446		CFELICIANO 825 @gmail.com	N/A
Andrew Gounardes	718-802-3799			BBPO
Erin Lilli	612-666-1162			
Yuefang Guan	718-864-6474		feetho78@gmail.com	
CALEB PAN	(347) 248-2258		caleb.pan.cp@gmail.com	BROOKLYN CB 11
Sylvia Ancrum	212 912-2093		sancrum@ccrb.nyc.gov	Civilian Complaint Review Board, NYC

**COMMUNITY BOARD TEN BOARD MEETING  
APRIL 18, 2016 – SHORE HILL COMMUNITY ROOM  
MINUTES**

Chair Kieran called the meeting to order at 7:15 PM and invited Captain Joseph Hayward, Commanding Officer of the 68<sup>th</sup> Precinct, 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 Sokoloski.

Chair Kieran asked for a motion from the floor to adopt the Minutes from the March 21, 2016 Board Meeting. Motion by BM Sokoloski, seconded by BM Vallas.

**PUBLIC SESSION**

Assembly Member Peter Abbate announced that the state budget was passed on time. There is a 6% increase across the board for education in New York City. It was done in such a way to make sure the districts and schools who applied for it can spend it the right way. They also added a lot more money for healthcare. They have had \$700 Million sitting in Albany for 1 ½ years. They finally passed a resolution saying that is to be spent. What is happening to hospitals when they merge is that the hospitals are using our hospitals to bring attention to Manhattan. We want to turn that around so they stay in Brooklyn. They also put money for security guards in public schools because people are complaining that they will not send their children to public schools. City Council started the plan last September and they added more money to that so it can go even further. They passed the minimum wage and put a provision in for businesses with under 10 employees.

Council Member Vincent Gentile announced that the flag raising dedication ceremony for the new flag pole at Owl's Head Park that he sponsored will be at 9:30 AM this Saturday. The dedication will be right before the volunteers clean the park at 10:00 AM. The ROTC will raise the flag, the Xaverian Band will be there along with Parks Commissioner Kevin Jeffrey and the Owl's Head Horticulture group. Panera Bread will be providing refreshments.

The Councilman announced that the 9<sup>th</sup> season of the Bay Ridge Greenmarket will start on Saturday, May 7<sup>th</sup> from 8AM to 3PM. They will have music and festivities on opening day, along with a rain barrel give-away. Anyone who wants a rain barrel should call his office to register or go online to [rainbarrelgiveaway@gmail.com](mailto:rainbarrelgiveaway@gmail.com). He announced that the repeal of the special permit is well underway, and DM Beckmann will have a lot more to say about that as she has been extremely involved and a valuable player in this whole process.

Councilman Gentile was not able to announce the new slate of members tonight because the Borough President is still working on them. Hopefully he will be able to make the announcements at the May meeting. His new Newsletter, which is now in color, will be mailed within the next two weeks and contains a full calendar of summer events and a sketch of his hookah legislation which was done by BM Hudock. Also, for the first time, the Newsletter will have a tear-off asking everyone in the community to give him ideas on new legislation. Lastly, he reminded everyone to go out and vote tomorrow.

Nicholas Chamberas from Assembly Member Nicole Malliotakis' office thanked Captain Hayward for the drug arrests at the Prince Hotel. He said the Captain is hitting the ground running. He discussed the recent debt increase limit for the MTA, which was increased from \$37.2 Billion to \$55 Billion. The MTA is the fifth largest municipal debtor in the country. It is a mismanaged agency. The Long Island Railroad Eastside Access Project is \$6 Billion over budget and 10 years over schedule. If they keep up with these intricate cost-overrun plans, they are basically going to have to pay for the debt service by decreasing the operating budget. Bay Ridge, Bensonhurst, Dyker Heights and other areas in Southwest Brooklyn will probably get hit with decreasing

the operating budget. We will see another increase in the toll for the Verrazano Bridge, cuts to the bus schedule, and even more unreliable R train service. We really need to take a stand against this.

Alexandra Larkin from Assembly Member Pam Harris' office announced that they had about 40 seniors at their district office for a Metrocard event. They also had their Women of Distinction event where they honored 11 women in the community, three of whom were from CB10: Josephine Beckmann, Joanne Seminara and Dilia Schack. She announced that the Speaker is coming to the District May 13<sup>th</sup>, and that the Assemblywoman has allocated \$125,000 to the 68th Precinct to buy three unmarked cars and one scooter.

Justine Tomon from District Attorney Thompson's office announced that the biggest issue at their office is trying to prevent elder abuse. Their office is also working closely with the Mayor's office regarding the drug problem on a new Heroin Task Force that is being put together.

Jenny Fischman from the Public Advocate's office spoke about new legislation that all Community Boards are going to be excited about. The legislation, which is in committee right now, is called the Commitment Tracker Bill. Basically, whenever there is a City project that starts and then disappears, this is something that can help you track the commitments that the City has made to your community. They hope this will be a helpful tool for Community Boards because they have heard time and time again that you are promised something and then the money is not in the budget. It will hold the City accountable. Chair Kieran asked if this will be a database and was told that it will. You would search your community and it will show all the open commitments. BM Johnson asked when it was starting and was told it will start once the bill is passed.

Todd Fliedner, the Outreach and Development Director for the Bay Ridge Center, stated that in the next 15 years our senior population is going to increase by 50% which is the largest increase in history. DM Beckmann and the Bay Ridge Center have been working together for the past couple of years to try to come up with ideas on ways we can keep Bay Ridge age friendly. The goal is to let seniors age in place, and Bay Ridge is a great place to do that. They've held a lot of focus groups, and the first major event to come out of that is "Welcome to the 60's - A Senior Sidewalk Social." It is not to be confused with the Summer Stroll, but they are getting a lot of help from the Third Avenue Merchants. It will be held on Tuesday, May 17<sup>th</sup> from 2:00 - 7:00 PM on 3<sup>rd</sup> Avenue between 83<sup>rd</sup> and 93<sup>rd</sup> Streets. They are trying to educate the merchants about the value of the senior dollar. There will be many events that day and special discounts. BM Cruz added that its intention is to introduce the merchants to the senior population because seniors tend to shop locally, and to introduce seniors to everything that is available for them in Bay Ridge. They have a number of merchants signed on, restaurants are participating and there will be food tastings, demonstrations, singing groups, and a hop-on hop-off trolley running along 3<sup>rd</sup> Avenue. It will be a learning process to see how we can make our community even more age friendly.

Jay Filan, supervisor of the Fort Hamilton Library, announced that May 7<sup>th</sup> is the day of Bike the Branches. There are people who will complete the entire route and visit every branch of the Brooklyn Public Library. You do not have to do that; you can just pick out one of the routes and check out a new neighborhood. There will be a party at the Central Library at the end and around that date there will be special programs at every branch. Anyone interested should go online and find out how to register. It really is a great day for the library, for Brooklyn and for this community.

Jimmy Li and Saleem Alma Szabi spoke about Pre-K For All. Last year they had over 68,000 4-year-olds in the Pre-K program. This year the application period closed in mid-March, and the offer letters will be sent out in May. You can also apply for Round 2 which starts May 2<sup>nd</sup>. You can go online to [nyc.gov/prek](http://nyc.gov/prek) to fill out a Round 2 application, or call 311 to get someone to assist you. You can also go to the family welcome center at 415 89<sup>th</sup> Street and the staff there will help.

June Johnson reiterated Councilman Gentile's announcement that Owl's Head will be celebrating It's My Park Day on Saturday, April 23<sup>rd</sup> at 10:00 AM. Prior to that, at 9:30 AM, they are dedicating the flag pole that

Councilman Gentile generously sponsored. He has done numerous things for our parks and she is so happy to be working with him. The second It's My Park Day will be on May 21<sup>st</sup>. The Shore Road Conservancy is celebrating and there will be groups cleaning the parks from Narrows Botanical Gardens to the Fort Hamilton Army Base. Community Board Ten is sponsoring our one and only Lemonade Coalition Group. The president is our own Preston Ferraiuolo with 20 youngsters from our community who will be out painting the benches. They surveyed benches starting at 69<sup>th</sup> Street wrapping all around Shore Road that need to be repaired, sanded and painted.

Sylvia Ancrum, representing the Civilian Complaint Review Board, thanked DM Beckmann and the Community Board for allowing her the opportunity to explain the structure and authority of the Civilian Complaint Review Board, a City agency independent from the NYPD. It is responsible for investigating and in some cases mediating complaints of misconduct filed against New York City police officers. The agency has an Administrative Prosecution Unit, which prosecutes police officers who were found to have committed misconduct. The agency is staffed by all civilians. They are not affiliated with any bureau of the NYPD. They are governed by a 13 member board which is made up of five commissioners appointed by the Mayor, five appointed by City Council, three appointed by the Police Commissioner, and the Board Members in turn appoint the Executive Director. The current Executive Director celebrating her one year anniversary is Mina Malik, a former prosecutor with the District Attorney's office. The CCRB investigates allegations of force, abuse of authority, failure of a police officer to provide their name, rank and shield to a civilian upon request, discourtesy, and offensive language. Based on what she has heard, the 68<sup>th</sup> Precinct is very important to their community, but if you are not sure about that encounter, she wants you to know that the CCRB is a City agency that is available to investigate that complaint. BM Johnson feels that we should not have something like this against our police officers. Our 68<sup>th</sup> Precinct is the best in the city and she takes offense to sit here and have her tell us. We are a group that knows what is happening in the City and if we want to put in a complaint we certainly do not have to have someone come here and tell us how to do it. She thanked Ms. Ancrum for coming but does not think we needed this. Chair Kieran asked Ms. Ancrum how someone would find information if they wanted to ask a question. Ms. Ancrum replied that you can go to their website at [www.nyc.gov/ccrb](http://www.nyc.gov/ccrb). She also has flyers in the back and will remain until the end of the meeting if anyone has a question they do not want to ask in the public forum.

Eileen Kassab from the Dyker Library also announced the Bike to the Branches event on May 7<sup>th</sup>. Every branch is having programs and Dyker will be having three programs. The theme is Dora the Explorer, who is now a teenager, so they will have a family salsa; group folk music with Left Foot In; and the Dyker Singers, who are expected at the Senior Sidewalk Social. Tomorrow at 3:15 PM the Dyker Library will have a celebration for Arab Heritage Month with dancer Yasser Darwish. Finally, she announced that Dyker Friends is having a fundraiser on May 13<sup>th</sup> at 7:00 PM.

Stephanie Rodriguez, Community Liaison for The Healing Center, said that they are a domestic violence prevention and intervention agency serving the Bay Ridge community. They also deal with elder abuse. The Center wanted to thank the 68<sup>th</sup> Precinct for providing them with amazing donations from the baby shower event they had, which helped so many of their clients. They wanted to thank the Fort Hamilton Library for allowing them to go in multiple days for the baby and toddler events they have weekly. They are able to get a lot of information out to the community when they do not know where to go. Lastly, they wanted to thank the Bay Ridge community as a whole for providing them with such amazing support for their 5<sup>th</sup> Annual Teen Dating Violence Awareness walk-a-thon. It was the biggest walk they have had to date. Specifically she thanked PS/IS 30's after school program for getting the children involved.

Patrick Rhume from the Borough President's Office announced that yesterday the Borough President cut the ribbon on his free legal services clinic, which will offer a wide variety of legal services. There will be a domestic violence clinic the third Monday of every month from 10AM to 4PM; assistance for veterans every Tuesday from 9AM to 5PM; assistance for mortgage foreclosure prevention on the second Wednesday of every month from 2:00 – 5:00 PM; elder law on the second Thursday of every month from 2:00 – 5:00 PM; and

family law every Wednesday from 4:00 – 7:00 PM. Andrew Gounardes was instrumental in getting this off the ground. If you would like more information or want to make an appointment, call 718-802-3777. Chair Kieran asked if appointments were required and was told they prefer appointments, but will take walk-ins in an emergency.

Dan Abramson from the Mayor's Community Affairs Unit announced that the Mayor and the Department of Youth and Community Development Commissioner Bill Chong released the year one evaluation of the SONYC which is Schools Out New York City expanded middle school after school initiative. The study showed that the Mayor's historic \$145 Million 2014 investment worked to triple after school enrollment and dramatically increase education and recreation opportunities for New York City's 6<sup>th</sup> to 8<sup>th</sup> graders. 98% of parents surveyed reported their sons and daughters liked coming to the program and nearly all families said they would recommend it. He encouraged anyone who has children in 6<sup>th</sup> to 8<sup>th</sup> grades to look into it.

Dan stated that they have been dealing with the Prince Hotel through legal means with the Office of Special Enforcement ever since the issue was brought to their attention. There is a tentative sale date for June 8<sup>th</sup>; however, the owner of the Prince Hotel has brought their lawyers to court. The collection of the fees was stayed temporarily. They have a hearing on May 13<sup>th</sup> to decide whether the fees and method of collection and ultimately selling the property is legal. In the meantime they have been able to advertise the June 8<sup>th</sup> sale on April 8<sup>th</sup>. They will put it out again on April 22<sup>nd</sup> and May 6<sup>th</sup>. They are going ahead with the sale but they have to hopefully get the judge's approval. The question was asked as to how much was collected in fines. Chair Kieran's recollection was that it was in the neighborhood of \$30,000 in one month's time and there is \$400,000+ owed which is still under the value of the property. The question was asked if there was any idea who might buy the property. Dan replied that it is an open bidding process. The question was asked if there are any restrictions on how the property can be used. DM Beckmann replied that the legal use of the building currently as it stands is 20 Class A apartments which are long term rentals, and 20 transient rooms which are hotel Class B rooms. Right now it is operating as 57 transient rooms contrary to zoning.

## **PUBLIC HEARING**

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

**Motion: CB 10 to approve the new unenclosed DCA sidewalk café application for 15 tables and 34 chairs at Caffè Café, 8401 3<sup>rd</sup> Avenue, DCA No. 2254-2016-ASWC. 28 in favor; 1 recusal – BM Leonardos. Motion carried.**

With regard to Rocco's Brooklyn Bakery, Chair Kieran asked what was at the location previously. The applicant replied that it was a dental office.

**Motion: CB 10 to approve the new unenclosed DCA sidewalk café application for 7 tables and 14 chairs at Rocco's Brooklyn Bakery Inc., 9402 4<sup>th</sup> Avenue, DCA No. 2680-2016-ASWC. All in favor. Motion carried.**

**Motion: CB 10 to approve the renewal application for an enclosed DCP sidewalk café at Per Tavern Corp., d/b/a The Kettle Black, 8622 3<sup>rd</sup> Avenue, for 11 tables and 30 seats, DCP ULURP #N 150055ECK; DCA #1179946 DCA. All in favor. Motion carried.**

## **CHAIR'S REPORT**

Chair Kieran noted that today is April 18<sup>th</sup>, tax day, and you only have a few more hours to file. It reminds us of all the things we sacrifice and work toward providing for our communities, our people, our nation. Tomorrow is the election for our presidential nominees and it is a vitally important part of the public process. He finds that some of the invaluable work that the good folks in Community Board Ten do is not necessarily the

work that you do here, it's to educate and let your friends, family and neighbors know and give them answers and information, or just give them a resource to go to and spread that through the community. He thinks we do that very well. If Community Board Ten could be a model for the nation, the nation would be much better off. He said we have a wonderful district staff working tirelessly behind the scenes. Things that are talked about and discussed are never forgotten. They are always there working and do not forget about the problems even though we do not speak about them. Speaking of which, the Prince Hotel...we were all very happy when the Sheriffs were there actively enforcing that judgment. But we all knew there was a possibility they would be removed and they were. That is why when we did meet we were unanimous in our agreement that we should be seeking every remedy possible to get rid of this problem, this drag on our community. The owner has not been a good neighbor, a good landlord, a good hotel operator, and now we have more arrests involving heroin right there as this is going on. He thinks it is important that we really strive through our Community Affairs Unit, our Elected Officials, and any means possible to make sure they either obey the law or it is put to another use.

Chair Kieran also wanted everyone to know of some things we still work on and is not forgotten by the staff. We had a problem between neighbors of monumental proportions in the case of the Gershon and Cunningham construction of a wall built on the property line blocking light and air. The Department of Buildings has been working on it for 10 years. For every problem there is more than one solution and you can come to the same good goal. In this instance it looks like that wall should not have been there and should be removed. The Department of Buildings has made a determination on an emergency basis that it may come down. We are going to stay on top of this and make sure that the right thing is done for both neighbors and the community.

Lastly, Chair Kieran said you have heard about heroin arrests at the Prince Hotel, substance abuse and drug programs and problems in the community. He knows in Staten Island, DA McMahon and Congressman Donovan have programs and are working cooperatively to address the problems of substance abuse, as we are doing on our side of the bridge as well. It is something that does not stop or go away, and with partners like the Police Department and the Department of Education hopefully we will have some good results. He wished everyone a blessed Greek Easter and Passover, and thanked everyone for their help.

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

#### **TREASURER'S REPORT – See Attached**

### **COMMITTEE REPORTS**

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

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

**Motion: CB 10 to approve the new SLA Wine & Beer Application for The Muffin Shop Inc., 7324 13<sup>th</sup> Avenue. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Liquor, Wine, Beer & Cider Application for A.N.N.M. LLC, d/b/a Samia's Fine Mediterranean Cuisine, 7809 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

With regard to the three month review of the SLA On Premise license for Chill Corp., Chair Kieran noted that the Committee's recommendation is to send a letter to the SLA to let them know of the complaints and that they are violating the stipulations which are part of their license, and to see what enforcement can be done. Discussion followed.

BM Johnson asked what experience we have had with the SLA. The neighbors, who live in the area, including the businesses, are suffering. She asked what is really going to happen besides a letter being sent. DM

Beckmann replied that the stipulation agreement is a mechanism we use as a Board in an attempt to work with the business. Here we made several attempts to work with him, but he is just not complying. Reaching out to the SLA will generate an inspection because the Chairman made it very clear: these are stipulations on the license. We do this very infrequently, maybe one other time. In the past we have been able to work and rectify the problem but in this case we just haven't been able to. The SLA has their own enforcement branch.

BM Seminara said maybe we should recommend that the license be revoked and be a little stronger based on our observations and reports. Committee Chair Willis thinks they would issue violations first. BM Seminara said that they are operating subject to those conditions and they are violating them, so we are withdrawing our consent if they have not met the stipulations. Chair Kieran said we will take that as a friendly amendment to add the language that upon investigation to take action including revocation of the license. BM Rasinya thinks we should specifically ask the SLA to revoke the license. Chair Kieran does not think we can tell them to do that, but after they investigate to take action and not just give them a ticket. He thinks they are bound to take some action. BM McCone asked if only the SLA can do something, or can the 68<sup>th</sup> Precinct do anything. DM Beckmann replied that there are two agencies that do enforcement and she does not know if the 68<sup>th</sup> Precinct can do enforcement here. It is really the SLA. She thinks the other enforcement agency we could perhaps call upon is the Department of Health who regulates hookah to determine whether there is tobacco in the shisha, which they have done in other parts of the City. Most of the residents who came to the meeting spoke of health concerns because of the odor. BM McCone thinks that if the applicant has not bothered to show up and has not complied with any requests, he probably couldn't care less. He is going to do what he wants to do.

**Motion: CB 10 to write a letter to the SLA with regard to the On Premise License for Chill Corp., 7810 5<sup>th</sup> Avenue, requesting that they conduct an inspection, enforce the stipulations, and take appropriate action against the license holder be it violations, revocation, and any other penalties warranted. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Liquor, Wine, Beer & Cider Application for Gourmet Fit, LLC, 6819 3<sup>rd</sup> Avenue. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Liquor, Wine, Beer & Cider Application for Brooklyn Burgers LLC, d/b/a Burgerfi, 719 86<sup>th</sup> Street. All in favor. Motion carried.**

**Motion: CB 10 to approve the new SLA Wine & Beer Application for Tom Tom Fortune Inc., d/b/a Chopstix, 8405 5<sup>th</sup> Avenue. All in favor. Motion carried.**

**Motion: CB 10 to disapprove the new SLA Wine, Beer & Cider Application for Great Harvest Inc., 6324 Fort Hamilton Parkway, unless the following stipulations are agreed to and met:**

- 1. The Premises shall be operated as a restaurant.**
- 2. There shall be only background music at the Premises.**
- 3. There shall be no musical entertainment, no dj, and no karaoke at the Premises.**
- 4. There shall be no dancing at the Premises.**
- 5. There shall be no promoted events at the Premises, nor use of a promoter.**
- 6. If the applicant seeks to change the method of operation, it will first meet with Community Board Ten.**
- 7. The applicant will obtain all DOB sign-offs and letters of completion for the work to change the Premises to an eating and drinking establishment.**
- 8. The applicant will furnish the Community Board Ten District Office, upon receipt, the C/O for an eating and drinking establishment at the Premises.**

## ZONING AND LAND USE COMMITTEE

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

## TRAFFIC AND TRANSPORTATION COMMITTEE

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

With regard to the proposed CityBench installation at 6200 8<sup>th</sup> Avenue, BM Falutico asked if the bench would be against the building and was told the photo shows it is in the center but closer to the wall. DM Beckmann said in some locations, like 13<sup>th</sup> Avenue, they put them up against the wall. In other locations they put them in the bus stop. Committee Chair Capetanakis said that whole stretch is the side of the subway station. The Committee recommended approval of this location.

BM McCone asked if these are the benches with the partitions. DM Beckmann replied that these all have the partitions and we can request backs or flat.

### **Motion: CB 10 to adopt the Committees recommendations regarding the proposed CityBench Installations as follows:**

- **Voted to approve the CityBench Installation at 6200 8<sup>th</sup> Avenue. All in favor. Motion carried.**
- **Voted to approve the CityBench Installation at 7108 13<sup>th</sup> Avenue – All in favor. Motion carried.**
- **Voted to disapprove the CityBench Installation at 7706 13<sup>th</sup> Avenue – All in favor. Motion carried.**
- **Voted to disapprove the CityBench Installation at 9302 4<sup>th</sup> Avenue – All in favor. Motion carried.**

With regard to the resurfacing/paving list, BM Kokolis commented about the poor conditions of the street paving throughout CB 10. DM Beckmann responded that she and BM Mary Ann Walsh did one final drive-through. The streets on that priority requests list are requests. All these streets really need repaving. Of this list maybe three or four will be done each cycle so they try to prioritize which ones we advocate for. Elected Officials also have the ability now to add some money into the budget, so we will be sending our list to their offices as well. If you go on 9<sup>th</sup> Avenue or Fort Hamilton Parkway, she can assure you those streets need work.

## SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

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

## **OLD BUSINESS**

Chair Kieran thanked all the Committee Chairs and Committee Members for their meetings and reports, and for getting this information out so the Community Board can work on these issues.

## **NEW BUSINESS**

None.

Motion from the floor to adjourn. With no further business, Chair Kieran adjourned the meeting at 9:06 PM.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

April 5, 2016

## ZALUC Committee Meeting @ 7:00 on April 5, 2015

### **TOPIC #1**

**DCA License #2680-2016-ASWC – a new application for an unenclosed sidewalk café with 7 tables and 14 seats at Rocco’s Brooklyn Bakery at 9402 4<sup>th</sup> Ave.**

The café is in connection with a newly established business. The application proposes a small number of tables, all of which are on the side street, none on 4<sup>th</sup> Ave.

Motion:

To approve the application.

The vote was all in favor.

### **TOPIC #2**

**DCA License ULURP #N150055ECK: DCA#1179946 -a renewal application for an enclosed sidewalk café with 11 tables and 30 seats at Per Tavern Corp dba Kettle Black at d8722 3<sup>rd</sup> Avenue.**

The café wraps from 3<sup>rd</sup> Avenue around to 87<sup>th</sup> Street and has existed in its current configuration for many years. There are no complaints or adverse history at the location.

Motion:

To approve the application.

The vote was all in favor.

### **TOPIC #3**

**DCA License #2680-2016-ASWC – a new application for an unenclosed sidewalk café with 15 tables and 34 seats at Caffe Cafe at 8401 3<sup>rd</sup> Avenue.**

The café has existing in its current configuration for many years but is deemed a new application due to a change in ownership of the business. There are no complaints or adverse history at the location.

Motion:

To approve the application.

The vote was all in favor.

### **TOPIC #4**

Michael Bistreich of Councilman Gentile’s office reported the City Council’s final proposed modifications to the MIH and ZQA test amendments to the NYC Zoning Resolution. As previously reported, the committee held many objections to this new text change.

Michael's summary of the final modifications affirmed that the Council was successful in lessening many of the negative impacts of these text amendments on our district and the city at large. (See April 5<sup>th</sup> document “City Council Modifications to the MIH and ZQA for CB10.)

### **TOPIC # 5**

Regarding CB10’s ongoing efforts to remove CB10 from eligibility for Special Permit under section 73-622, Josephina Beckman and Ann Falutico attended a meeting called by Councilman Gentile.

Meeting included high-level representatives from the NYC Planning Commission who advised that the request constitutes a “text change” requiring all of steps in the process including environmental studies. CPC suggested that CB10 be the applicant for the text change and offered to usher CB10 through the process. ZALUC will begin the application process asap.

# ZONING AND LAND USE COMMITTEE

Community Planning Board #10/Brooklyn

April 5, 2016

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Meeting was adjourned at 8:00 PM.

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Respectfully Submitted:

Ann Falutico

Committee Chair Zoning and Land Use Committee



Committee Members Attending:

Josephine Beckman

Ann Falutico

Ronald Gross

Susan Pulaski

Dean Rasinya

Eleanor Schiano

Joanne Seminara

Brian Walsh

Mary Ann Walsh

Michael Bistreich (CM Gentile's Office)

**DISTRICT MANAGER REPORT**  
**APRIL 18, 2016**

Board Members,

USAG Fort Hamilton notified the District Office that they will be conducting an exercise with NYC Emergency Services on April 20. Services on the installation will be interrupted or closed throughout the day. The notification explains advises visitors to expect delays and emergency vehicles in the area inside and outside the 101st Street & Fort Hamilton Parkway gate. The 101st Street Gate will be closed from 8:00 a.m. - 2:00 p.m. Those who normally use that entrance will be directed to the 7th Avenue, Poly Place gate.

On March 22, 2016, I joined several District Managers and representatives from local elected official offices at the Office of Emergency Management to participate in the first of two Informational Session courses explaining the field of emergency management and the processes used to mitigate, plan for, respond to and recover from emergencies. I learned a great deal about the interagency planning process and appreciate the NYC Emergency Management office is reaching out to communities – as we know our community best which is an important support during an emergency. The Community Board is a referral agency – a planning agency – and learning the interagency planning process was extremely helpful.

On April 5<sup>th</sup> Council Member Gentile organized a meeting with the Department of City Planning to explain procedure CB10 will need to follow in order to submit a ULURP application to remove CB10 from Section 73-622. The Zoning and Land Use Committee will have a small group to work on the application including Joanne Seminara, Steve Harrison, Ann Falutico, Chair and myself.

I briefed the Traffic and Transportation Committee about a plea for assistance we received on Thursday, March 24<sup>th</sup>. The District Office was contacted by a distraught grandmother who wanted to make Community Board Ten aware that while she was crossing 92<sup>nd</sup> Street at Gatling Place – her five year old grandson was nearly injured when a vehicle making a left turn from 92nd Street heading westbound onto Gatling Place which is the entrance ramp to the VZ Bridge. She spoke emotionally about the difficulty she and local parents have making their journey from Battery Avenue and/or Dahlgren Place to PS 104 or Saint Patrick. 92<sup>nd</sup> Street is the one street they must use to travel to school. We all know that 92<sup>nd</sup> Street is a high volume corridor with many turning movements due to the entrance and exit ramps of the Verrazano Narrows Bridge. Vice Chair Doris Cruz happened to be in the office and we drove to the site to review her specific requests.

As we know DOT studied this intersection and a No Right Turn during school hours sign was installed SE corner to enhance pedestrian safety but it is not very visible and motorists are not adhering in part because of the visibility issue.

On Thursday, April 14<sup>th</sup> I joined representative from the Department of Transportation Borough Commissioner's office, School safety unit and Borough Engineering to explain her four requests.

- 1 - Improve visibility of No Right Turn on Red during School Hours Signage NE Corner of 92nd Street at Gatling Place.
- 2 - Enhance visibility of pedestrians by day lighting SE Corner of 92nd Street at Gatling Place.
- 3 – Feasibility of adding LPI (Lead Pedestrian Interval) to aid pedestrian crossing.
4. Refurbish lane markings along this stretch of 92nd Street to aid in pedestrian safety.

DOT has commenced a study and will report back to the Traffic and Transportation Committee on its findings.

Illegal Conversion update – As you know, Community Board Ten participates in the Illegal Conversion Task Force led by Brooklyn Housing Preservation alliance. The Task force is comprised of BHPA members, CB10

and our local elected officials and meet with Department of Building on tracking illegal conversion complaints as well as report dangerous construction sites – excavation and construction projects that self-certify as minor Alteration jobs and work appears contrary to approved plans. The number of complaints we receive at the District Office is overwhelming at times. We were notified this week from DOB that in a joint inspection with FDNY a vacate order was issued a Dyker Heights home finding that a two family dwelling was dangerously converted to a six family dwelling. A Stop Work Order was issued at 1054 Bay Ridge Parkway last week following the installation of two doors on the second floor with a makeshift balcony and landing to the rear yard. Residents complained that the two family home was being converted into an eight family home. A Stop Work Order was issued and then lifted – and CB10’s request to have plans audited was approved. Members of BHPA are going down to get a copy of the plans at their own expense to view the approved self-certified submission.

There are several development projects in the construction and planning stages within the confines of Community District Ten. These are all “as of right projects” that will not require Community Board approval. Nonetheless, we have received calls to the District Office questioning what is taking place and in some cases concerns about construction safety. They include:

**6823 3 Avenue** – this is the former site of Services for the Underserved 27 SRO Unit supportive housing. The building was sold and the new developer is planning up to 7 residential units in its place. There is currently a STOP WORK ORDER on this property following complaints that work commenced prior to the issuance of DOB Permits.

**1259 – 1261 70<sup>th</sup> Street** – this was a large side yard of an adjacent three family property that was separated into two zoning lots and now being developed into condominium units as of right. Residents have questioned the zoning on this development that were forwarded to DOB and now under audit review.

**401 95<sup>th</sup> Street** – Old Saint Patricks Convent will be a new 7 story mixed use building with residential and retail . The plan is for proposed 21 residential units.

**9701 3<sup>rd</sup> Avenue** – Old Tristinos Restaurant/Pipins – Demolition Permit was issued on March 26, 2016 – should be done shortly and is also expected to be a mixed use building.

**730 64 Street** – New Building application for an ambulatory diagnostic health treatment facility with parking garage for 131 cars.

National Grid has notified us of upcoming work in CB10 on 100<sup>th</sup> Street from 4<sup>th</sup> Avenue to Fort Hamilton Parkway; and from 4<sup>th</sup> Avenue from 100<sup>th</sup> to 101<sup>st</sup> Street in the next few weeks.

We received an update from the NYC EDC Community Liaison – Anita Wright regarding the work projected for April 2016 – In Brooklyn, the installation of 72 inch water main at shaft site, installation of water mains at 86<sup>th</sup> Street and Shore Road; installation of sewer and water mains at 79<sup>th</sup> Street and Shore Road; activities related to abandonment of Siphon #1. The abandonment of the siphon at 79<sup>th</sup> Street will require the temporary closure of the basketball courts for approximately five days. This work is expected to begin this week.

Reminder – from the MTA - The 86th Street R Station is slated to get an elevator as part of the ADA Key Station Plan for NYC Transit. In order to proceed with the design of the project, test pits need to be taken on 4th Avenue between 86th St and 87th Street. There will be 6 test pits.

The test pit contractor started today – and will continue work through Friday, April 29th – 7:00 a.m. to 3:30 p.m. All NYCDOT permits have been obtained. To accommodate the test pits it is necessary to temporarily relocate the bus stops and layovers to the east and west sides of 4th Avenue between 87th and 88th Streets, removing parking for the two week period. The impacted businesses will be notified. Signs will be posted on

bus stops directing customers to temporary bus stops. At this time there is not a construction start date or duration to share with you. Once a design is selected, the Community Board will be notified and invited to attend a presentation.

**FIVE BOROUGH BIKE TOUR** is this Sunday, May 1, 2016 – if you plan on travelling please take note check our website for street and highway closures.

**Bay Ridge Norwegian Day Parade**

Sunday, May 15, 2016 - Steps off at 80th Street and Third Avenue at 1:30 PM, rain or shine, and proceeds along Third Avenue, turns right at Bay Ridge Ave (69th street) up to Fifth Avenue, makes a left onto Fifth Avenue, marching along Fifth Avenue to 67 Street, makes a right on 67 Street - marching along the park up to the reviewing stand between 6th and 7th Avenues.

Best wishes to Ann Falutico who is being honored by the American Institute of Architects and Joanne Seminara was honored by Assemblywoman Harris as a Woman of Distinction for Women's history month.

Next meeting of Community Board Ten will take place on Monday, May 16<sup>th</sup> – 7:15pm at the Norwegian Christian Home 1250 67<sup>th</sup> Street.

Respectfully submitted,

  
Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year: July 1, 2015 to June 30, 2016

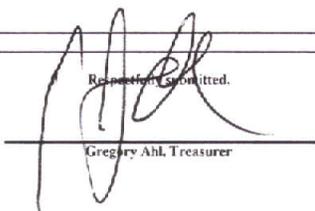
Budget Appropriation for FY 16	\$229,895.00
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	7/31/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/28/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D
DISTRICT MANAGER	\$12,757.46	\$8,495.56	\$8,495.56	\$8,495.56	\$8,495.56	\$12,743.34	\$8,495.56	\$8,495.56	\$8,495.56				
COMMUNITY COORDINATOR	\$7,713.71	\$5,136.78	\$5,214.76	\$5,265.22	\$5,265.22	\$7,897.83	\$5,265.22	\$5,265.22	\$5,265.22				
COMMUNITY ASSOCIATE													
COMMUNITY ASSISTANT	\$2,166.00	\$1,444.00	\$1,455.25	\$1,480.00	\$1,480.00	\$2,220.00	\$1,480.00	\$1,480.00	\$1,480.00				
<b>Total Personal Services</b>	<b>\$22,637.17</b>	<b>\$15,076.34</b>	<b>\$15,165.57</b>	<b>\$15,240.78</b>	<b>\$15,240.78</b>	<b>\$22,861.17</b>	<b>\$15,240.78</b>	<b>\$15,240.78</b>	<b>\$15,240.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$151,844.15</b>

ExpensesCode	Description	7/31/15	8/31/15	9/30/15	10/31/15	11/30/15	12/31/15	1/31/16	2/29/16	3/31/16	4/30/16	5/31/16	6/30/16	Y - T - D	
10B	Telephone	205.93	205.65	205.10	207.92	201.50	206.26	204.93	205.66	209.24					
10X	Intra-City Supplies														
40B	Intra-City Telephone														
100	Supplies & Materials			583.41					642.80						
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			75.00							
332	Data Process Equipment														
337	Books														
402	Tel./Communications														
412	Rental/Misc./Equip		386.82	149.00	237.00	193.00	193.00	193.00	193.00	193.00					
417	Advertising														
431	Leasing Misc. Equip														
451	Local travel expenditures														
602	Telecomm. Maintenance		63.14	31.61	31.61	31.48	31.48	31.48	31.48	31.48					
613	Office Equip. Maint.														
613	Data Process Equipment														
615	Printing Supplies														
622	Temporary Services-contractual						180.00			525.00					
624	Cleaning Services	160.00	160.00	160.00	160.00	160.00	160.00	160.00	240.00	160.00					
608	Iron Security Gate Maintenance														
676	Awning														
<b>Total Other than Personal Services</b>		<b>\$365.93</b>	<b>\$890.61</b>	<b>\$1,129.12</b>	<b>\$711.53</b>	<b>\$585.98</b>	<b>\$770.74</b>	<b>\$664.41</b>	<b>\$1,312.94</b>	<b>\$1,118.72</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$7,549.98</b>

<b>TOTAL PS AND OTPS EXPENSES</b>	<b>23,003.10</b>	<b>15,966.95</b>	<b>16,294.69</b>	<b>15,952.31</b>	<b>15,826.76</b>	<b>23,631.91</b>	<b>15,905.19</b>	<b>16,553.72</b>	<b>16,359.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>159,494.13</b>
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<b>TOTAL UNCOMBERED BUDGET BALANCE</b>														<b>\$70,400.87</b>
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 Respectedly Submitted,  
 Gregory Ahl, Treasurer

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

Date/Time: April 12, 2016, 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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**New SLA Wine/Beer Application for The Muffin Shop, Inc.**

**Premises: 7324 13th Avenue**

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

This is an application is for a new restaurant wine/beer license at 7718 5<sup>th</sup> Avenue. The applicant appeared by its attorney, Vincent Spata. The Premises is currently a coffee shop, and will continue to be run as such, with the addition of beer to its offerings. It has 7 tables and 21 seats. The hours of operation will be: 6am – 11pm, daily. There is no outdoor space to be used attendant to the operation of the Premises, and no music. The Premises does not have a C/O. The premises to have no adverse history. The Committee voted unanimously to approve this application.

**New SLA On Premises Liquor License Application for Nawal Tasson d/b/a Samia's Fine Mediterranean Cuisine**

**Premises: 7809 3rd Avenue**

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

This is an application is for a new restaurant wine/beer license at 7809 3<sup>rd</sup> Avenue. This is the prior location of Sally and George restaurant. The applicant appeared by its attorney, Sarah Tadros Awad, Esq. The applicant owns Samia's Mediterranean Food shop on 3<sup>rd</sup> Avenue. The Premises will continue to be run as a restaurant, and no physical changes will be made to the premises. It has 10 tables and 44 seats. The C/O permits restaurant and bar use and the occupancy by 50 people. The hours of operation will be: 11am – 11pm, daily. There is no outdoor space to be used attendant to the operation of the Premises, and only background music. The premises to have no adverse history. The Committee voted unanimously to approve this application.

**Three Month Review of SLA On Premises License for Chill Corp. d/b/a Chill Bar & Hookah Lounge**

**Premises: 7810 5th Avenue**

**200 Foot/500 Foot Hearing: N/A**

This is the review of the liquor license for Chill Corp. which the Board approved in June, 2015, with stipulations. The licensee did not appear. The premises is currently operating and will continue to operate as a bar and hookah lounge with a limited bar menu, with 15 tables and 55 seats. There is no outdoor use. The hours of operation are: 3pm to 2:30 am, Sunday – Thursday; and 3pm – 4am, Friday and Saturday, with prerecorded background music.

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

Background

The premises have no SLA disciplinary history, but throughout the applicant's operation of the premises there have been various complaints filed. The current complaints stem from the continuing issue of the smell of hookah smoke emanating from the premises into the street and surrounding residential and business premises. The owner of the neighboring shoe store again appeared and reported that the smell of hookah smoke still permeates the premises and her stock, giving her headaches and making her nauseous, and that despite the stipulations, the licensee continues to keep the front cellar door open. Two neighbors also appeared. One neighbor's rear yard abuts the premises, and he reported that the smell of hookah smoke seeps out of the premises and that the back door is left open, with only screen door, and the smell comes down the common driveway in the rear. The residents complain that the smell is very overwhelming, and some of the residents have asthma and one is pregnant, and they are very concerned with the health implications. One board member reported that he had observed that the doors regularly remain open and that the smell of hookah is pervasive. Based upon the foregoing, it is clear that the applicant is in violation of its stipulations to install and use smoke eaters during hours of operation, and to keep all doors (including front sidewalk trap door to basement) shut. Based upon the foregoing the committee voted to send a letter to the SLA reporting these violations.

**New SLA Wine, Beer & Cider Application for Gourmet Fit, LLC**

**Premises: 6819 3rd Avenue**

200 Foot/500 Foot Hearing: n/a

This is an application is for a new restaurant wine/beer/cider license at 6819 3<sup>rd</sup> Avenue. The applicant appeared by its representative, Sandra Olaya, and owner Elthon D. Figueiredo. The Premises is a restaurant. It has 14 tables and 14 seats. The hours of operation will be: 10am – 11pm, Sunday – Wednesday; and 10am – 12am, Thursday – Saturday. There is no outdoor space to be used attendant to the operation of the Premises, and it will have only ambient background music. The C/O for the Premises permits occupancy by 70 people for a commercial eating and drinking establishment. The premises have no adverse history. The Committee voted unanimously to approve this application.

**New SLA Wine, Beer & Cider Application for Brooklyn Burgers, LLC d/b/a BurgerFi**

**Premises: 719 86<sup>th</sup> Street**

200 Foot/500 Foot Hearing: n/a

This is an application is for a new restaurant wine/beer/cider license at 719 86<sup>th</sup> Street, the previous location of Bella Luna. The applicant appeared by its owner Nicholas DiLeo, the owner of the former Bella Luna and landlord of the building. At the time of the committee meeting the applicant did not have its questionnaire, so the committee proceeded with the application, upon the applicant's undertaking that all information provided would be included in the CB10 questionnaire, to be submitted to the district office the following day. The Premises will be operated as a restaurant serving hamburgers and related fare. There is no C/O for the building, but the applicant has a letter of no objection from the DOB, and will submit a floor plan

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

to the district office. The hours of operation will be: 11am – 11pm, 7 days a week. There is no outdoor space to be used attendant to the operation of the Premises, and it will have only background music. The premises has no adverse history. The Committee voted unanimously to approve this application, subject to the applicant's submitting a completed response to CB10's questionnaire to the district office, containing the information as presented to the Committee.

**New SLA Wine, Beer & Cider Application for Tom Tom Fortune, Inc. d/b/a Chopstix**

**Premises: 8405 5th Avenue**

200 Foot/500 Foot Hearing: n/a

This is an application is for a new restaurant wine/beer/cider license at 8405 5<sup>th</sup> Avenue. The applicant appeared by its representative, Ken Chin of the Chin & Chee Law Group, and its owner Tommy Ly. The Premises is a Chinese restaurant which has been operating at the current location. Mr. Ly is a principal of the current licensee, and he is buying out his partners. He has been involved in the business for 14 years. The premises will continue to be operated in the same manner, with no changes. The premises has 10 tables and 45 seats. The hours of operation will be: 11am – 10pm, Monday – Thursday; 11am – 11pm, Friday and Saturday, and 12pm to 10pm Sunday. There is no outdoor space to be used attendant to the operation of the Premises, and it will have only background music. The C/O for the Premises permits occupancy by 60 people for a restaurant, bar and grill. The premises have no adverse history. The Committee voted unanimously to approve this application.

**New SLA Wine, Beer & Cider Application for Great Harvest, Inc.**

**Premises: 6324 Ft. Hamilton Pkwy.**

200 Foot/500 Foot Hearing: n/a

This is an application is for a new restaurant wine/beer/cider license at 6324 Ft. Hamilton Pkwy. The applicant appeared by its attorney, William X. Zou, Esq., and its manager and owner, Wai K. Wong. The premises was a gas station and attendant building, and the applicant is in the process of building the premises out to be a Chinese restaurant, serving . The Premises does have some adverse history, with a former occupant serving liquor on the premises without any license to do so. The applicant managed a similar business in Flushing, Queens, with 22 tables and approximately 100 seats. The Premises will be permitted to hold 204 people, but the applicant is building the premises out to hold 32 tables with 178 seats. The applicant submitted its floor plan, photos of the premises under construction, and its work permits. The applicant will have to obtain a new C/O for the work being performed. The hours of operation will be: 11am – 11pm, Monday – Friday; and 11am - 11pm, Saturday and Sunday. There is no outdoor space to be used attendant to the operation of the Premises, and it will have only background music. The Committee voted unanimously to disapprove this application unless the following stipulations are agreed to and met:

1. The premises shall be operated as a restaurant.

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

2. There shall be only background music at the Premises.
3. There shall be no musical entertainment, no dj, and no karaoke at the premises.
4. There shall be no dancing at the Premises.
5. There shall be no promoted events at the Premises, nor use of a promoter.
6. If the applicant seeks to change the method of operation, it will first meet with CB10.
7. The applicant will obtain all DOB sign-offs and letters of completion for the work to change the Premises to an eating and drinking establishment.
8. The applicant will furnish the CB10 District Office, upon receipt, the C/O for an eating and drinking establishment at the Premises.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Lori Willis, Chair

## Traffic and Transportation Report: April 13, 2016

**Chair: Jaynemie Capetanakis**

### Committee Members:

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

Members of the Traffic and Transportation Committee met on Wednesday, April 13, 2016 at 7:00 pm.

1. A presentation on the Commuter Benefits Law was given by Margaret O’Hora, Deputy Director of the Commuter Benefits Division from the Department of Consumer Affairs.
  - The NYC Commuter Benefits Law took effect on January 1, 2016. Under the law, covered employers must offer commuter benefits to eligible full-time employees beginning January 1, 2016. The law states that employers with 20 or more non-union, full-time employees must offer the commuter benefits program. If an employer has less than 20 full-time employees, offering this program is and has been optional.
  - The Department of Consumer Affairs considers this a “win-win” program. Employers save by reducing payroll tax and providing an employee incentive. Employees gain by lowering their commuting expenses.
  - Employers set up this program with a third-party provider or self-administer the program. It is important that this program is offered within the first four weeks of full-time employment, and this does apply to temporary or seasonal employees who will be working full-time for more than four weeks. Employers are also responsible for record keeping of who has accepted or declined this offer.
  - Employees can lower their monthly expenses because they use pre-tax income to pay for their commute.
  - What is covered? All NYC mass transit, including subway, bus, LIRR, Amtrak, New Jersey transit, Metro-North, eligible ferry and water taxis. There are also eligible vanpool services, commuter bus services and paratransit providers, including Access-a-Ride. Parking expenses and bicycling expenses, including CityBike, are not covered.
  - It’s important for us to review this because while the law went into effect in January, there is a grace period until July 1, 2016. After that date, employers who have not offered this program to their employees face a first violation of up to \$250. They are then given 90 days to correct the violation or face subsequent violations of \$250 every thirty days.
  - Once the employee receives the benefit card, which is like a debit card, they can use it at any time. It is not tied to a specific commuting time of the day.
  - If you would like more information, please contact the Department of Consumer Affairs by dialing 311 or go to their website, [nyc.gov/commuterbenefits](http://nyc.gov/commuterbenefits).

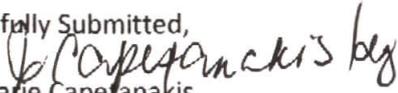
2. Our next agenda item was the CEMUSA Public Pay Toilet Placement Report update.
  - Several years ago when our Chairman Brian Kieran was Traffic and Transportation Chair, it had been proposed that we put a public pay toilet within Community Board 10. The Community Board has often received requests that there are no toilets available by the Shore Road Bike Path. Our committee had proposed a site by the 69<sup>th</sup> Street Pier. That location has been denied because it doesn't meet the requirements needed for sanitation; in other words, the sanitation flow is gravity fed and the waste return cannot go up to the existing sewage.
  - One site from our original list that can be a potential location for a pay toilet is 67<sup>th</sup> Street and 8<sup>th</sup> Avenue (near the Dust Bowl). There is a new comfort station located in Leif Erickson Park near that intersection, however, the bathrooms in the parks are not always open and there are many leagues that play in the evenings in the fields nearby.
  - The cost of the pay toilets is 25 cents for 15 minutes.
  - Our committee has been asked to provide additional sites to consider. There are several guidelines that the proposed site must meet:
    - The amount of space required is 16 feet x 21 feet to accommodate ADA accessibility.
    - There needs to be an 8 foot clear path in front of the pay toilet for pedestrian flow of traffic.
    - The pay toilets cannot be in purely residential zones; however, they can be adjacent to city property, such as parks.
    - In our committee discussion, we also spoke about locations closer to Cannonball Park or the Park House on Shore Road where Third and Fourth Avenue intersect. The Park House is an older structure that is often used as a rest stop for city bus drivers and it is believed to be scheduled for removal. Since there are already bathrooms there, it may meet the requirements for sanitation. Josephine Beckmann and Doris Cruz will be getting more information on that.
    - There is no vote at this time. This was an informational update.
3. Next we received several city bench proposals. All of the requests were made by seniors and the Community Board reached out to the residents and/or businesses nearby each location.
  - Proposed DOT CityBench Site at 6200 8th Avenue: This is near a subway station. There was no objection and the committee approved recommendation of this location.
  - Proposed DOT CityBench Site at 6715 8th Avenue: This is a residential block and not a typical location for the CityBench program. We have reached out for clarification and need more information. The committee will revisit this proposal at a later date.
  - Proposed DOT CityBench Site at 7706 13th Avenue: The owner of the business there objected to the bench. It was noted that there is a teen issue across the street from this location in the evenings where there is another bench. The committee recommended not to approve this location.
  - Proposed DOT CityBench Site at 7108 13th Avenue: The merchant was in favor of this location. The committee approved recommendation of this location.
  - Proposed DOT CityBench Site at 9302 4<sup>th</sup> Avenue: The committee discussed that this area, which is in front of a pet store and across from Dunkin' Donuts, has been a noted area of concern regarding homeless issues. With that in mind, the committee recommended not to approve this location.
4. Update, review and recommendation of CB 10 Resurfacing/Paving Requests list for submission to DOT.
  - This is a very long list of over 25 sites that are within our community board. We have moved up 9<sup>th</sup> Avenue between 62<sup>nd</sup> and 67<sup>th</sup> Streets due to the location of elementary school P.S. 69 and the

poor condition of the pavement. It was also noted that the areas of highway overpass at both 86<sup>th</sup> Street and 92<sup>nd</sup> Street are points of concern due to the shifting plates under the roadways when cars and trucks go by. This is a particular concern since they are part of a highway location, it puts these surfaces under state roadway repair as opposed to being under the city roadway repair. We want our community to know that CB 10 is aware of this issue and will continue to bring it into discussion with the city. All resurfacing projects would begin in the fall and the complete list will be available on our website.

Respectfully Submitted,

Jaynema<sup>ie</sup> Capetanakis

April 17, 2016

A handwritten signature in black ink, appearing to read "Jaynema Capetanakis", is written over the typed name.

A meeting of the Senior Issues, Housing, Health & Welfare Committee at the district office on Thursday, March 31, 2016. Meeting commenced at 7:10pm. Mr. Peter Ciccone made a presentation for the New York Rx Card program. This is a free statewide program for prescription assistance available to all New York State residents. This program can save up to 75% on prescriptions, saves on brand name and generic drugs, coupon could save money on drugs not covered by health plans, anyone can use the coupon and there are no limits on the number of times the coupon can be used. The program is available at many pharmacies nationwide. There are cards at the district office for anyone that is interested.

Mrs. Maria Santiago made a presentation for the Healing Center. THC was founded in the year 2000 in Brooklyn, NY to help families affected by violence. THC expanded to cover a larger area and address a multitude of needs within diverse populations. Now partnered with the Bethlehem Lutheran Church, THC serves more than 500 women, children and teens a year through a variety of services, counseling, workshops and support groups. THC is a safe place for victims to tell their stories and to receive crisis intervention, referrals, outreach and advocacy. THC is also supported by our local elected officials State Senator Marty Golden and City Councilman Vincent Gentile.

Michael Bistreich from City Councilman Vincent Gentile office gave the committee an update on the Hookah Bill Legislation. The bill was first brought up in 2010 and is still being worked on by the City Council.

The bill includes that anyone under 21 years of age will not be permitted in the Hookah establishment.

Future Hookah establishments will need a permit to operate. Existing Hookah establishments will be grandfathered.

Sanitary requirements will be in place for Hookah establishments.

The Department of Health will be inspecting the Hookah establishments.

We will be waiting for more information and for the passage of the bill from the Councilman's office.

Mrs. Julia Cuthbertson, Mr. Phil Konikburg & Mr. Stephen Beasley presented on behalf of Public Health Solutions & the Department of Health for Smoke Free Housing.

The Mission of the group is to end NYC's devastating tobacco epidemic. This group works to protect the health of New Yorkers through tobacco control policy, advocacy and education. What does this group do, they limit youth exposure and access to marketing and sales of tobacco products, increase the number of smoke free spaces, increase the number of apartments, coops and condos that are 100% smoke free, engage youth and community partners to build support for a smoke free city. Many statistics were given to the committee on where CB10 ranks with regards to other community boards in the city anyone that wishes to view the statistics may do so at the CB10 district office.

In recent litigation a coop share holder in Manhattan sued the coop board for effects due to second hand smoke and was awarded the sum of 120 million by the courts. A resolution was given to the committee. The committee will meet to discuss and review the resolution and bring to the full board in the near future.

Mr. Michael Arroyo presented for the NYC Department of Finance regarding property taxes. There was much information given to the committee regarding different real property tax programs for class 1 properties that is for 1,2,3 family homes and class two properties that is for coops, condos rentals 4 families and up. Information was also given on how to protect yourself against deed fraud. Deed fraud is when someone records documents against your property without the registered property owners knowledge. You can protect yourself by registering your deed and to receive notification when someone is attempting to register documents without the property owners knowledge. It is free of charge anyone interest in more information should go to the CB10 district office.

Thank you.

Respectfully Submitted

A handwritten signature in black ink that reads "Sandy Vallas" with a stylized flourish at the end.

Sandy Vallas  
Chairman

Senior Issues, Housing, Health & Welfare Committee

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

<u>Name/Address</u>	<u>Received at CB 10</u>	<u>Status</u>
To Restaurant & Bar, Inc., 834 62 <sup>nd</sup> Street	3/21/16	*Alteration Liquor, Wine, Beer & Cider
ENBA LLC, d/b/a Ponte Vecchio Restaurant, 8810 4 <sup>th</sup> Avenue	4/7/16	*Alteration Liquor, Wine, Beer & Cider
Xing Yan Chen or Corp. to be formed, 9208 3 <sup>rd</sup> Avenue	4/8/16	*New Application Liquor, Wine, Beer & Cider
Leif Bar Inc., d/b/a Leif Bar, 6725 5 <sup>th</sup> Avenue	4/11/16	Renewal Liquor, Wine, Beer & Cider
Hot Pot 828 Inc., 828 64 <sup>th</sup> Street	4/12/16	*New Application Wine & Beer Only
HN Sons II LLC, d/b/a The Coop, 9504 4 <sup>th</sup> Avenue	4/12/16	*New Application Wine, Beer & Cider
Phoenix 384 Corp., d/b/a Xin, 8324 3 <sup>rd</sup> Avenue	4/18/16	*New Application Liquor, Wine, Beer & Cider
American Golf Corp., Dyker Beach Park Golf Course, 7 <sup>th</sup> Avenue & 86 <sup>th</sup> Street	4/25/16	Renewal Liquor, Wine, Beer & Cider
Leif Bar, 6725 5 <sup>th</sup> Avenue	5/5/16	Renewal Liquor, Wine, Beer & Cider

\*Will be invited to present application at Police & Public Safety Committee Meeting in May 2016.

