

Attendance of Community Board 11's General Meeting and Public Hearing  
Held on Thursday, September 14, 2017, at  
St. Finbar Msgr. Scanlan Center  
1839 Bath Avenue, Brooklyn, NY 11214

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Present: Bart Allegretti, Matthew Bromme, Albert Campanelli, Rosa Casella, Msgr. Cassato, Iwen Chu, Ruben Colon, Salvatore D'Alessio, Mafalda DiMango, Charles Farrauto, Yonah Glatzer, William R. Guarinello, Peter Joseph, Roy Jung, Eileen LaRuffa, Man Wai Lau, Dr. Tim Law, Albert Milone, Nicholas Miraglia, Caleb Pan, Janet Perry, Rabbi Gary Pollack, Andrew Windsor, Laurie Windsor, Sai Chuen Yeung, Nicholas Zimmitti

Excused: Ross Brady, Priscilla Consolo, Linda Dalton, Paul DiSpirito, Shirley Fineman, James Orlando, Antonio Troia, Sonia Valentin

Absent: Wai Cheung, Vincent Chirico, Jin Wing Chui, Steven Chung, Lawrence Ciulla, Claudio DeMeo, Eric DiNapoli, John Garvey, Anthony Grigos, Ligia Gualpa, Robert Whittaker, Robert Yee

Guests: Robert Lorca, Jacqueline Savio, Carol Patella, Danielle Shapiro – Brooklyn Public Library, Robert Birkhead – Congressman Donovan, William Vitale CERT BK10/11, Bob Marquez – Bensonhurst Volunteer Ambulance, Jennifer Lum, Andrew Lum, Lynn Rutledge – IMPACCT Brooklyn/Flood Help NY, Jeannine Cherichetti – Councilman Treyger, Sam Ander – New Utrecht Reformed Church, Jeffrey Kraus – Senator Golden, Marla Hirokawa – Covenant Ballet Theatre of Brooklyn, Elie Peltz – Congressman Nadler

Minutes of Community Board 11's General Meeting and Public Hearing  
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Public Hearing

BSA Calendar No. 2017-22-BZ  
Spartan Petroleum Corp.  
1781 Bay Ridge Parkway  
Brooklyn, New York 11204

The applicant seeks to reinstate and extend a previously granted variance to authorize the existing use of the gasoline service station and convenience store for a 10-year term.

Mr. Guarinello inquired if anyone from the public sought recognition on this matter. Hearing none, a motion was made by Bart Allegretti to close the public portion of the meeting. Seconded by Man Wai Lau. Unanimously adopted.

Pledge

The meeting was opened with members of the Knights of Columbus having the honor of the pledge.

Public Portion

Lynn Rutledge, representing IMPAACT Brooklyn/FloodHelp NY, spoke regarding the new Federal Emergency Management Agency, Flood Insurance Rate Maps that will designate portions of Bath Beach and Gravesend as high risk for flooding. Therefore, during the next month there will be significant outreach and messaging throughout these areas.

Marla Hirokawa, representing Covenant Ballet Theatre of Brooklyn, a non-profit arts organization, spoke regarding their 30-year history and advised that their new home is located at 251 Kings Highway.

Bob Marquez, representing Bensonhurst Volunteer Ambulance, announced that September is National Preparedness Month. Bensonhurst Volunteer Ambulance, in cooperation with Father Gelfant of St. Finbar's Church, on September 30 and October 1, will be distributing important information on emergency preparedness.

Danielle Shapiro, representing Brooklyn Public Library, spoke regarding upcoming events and programs. Informational literature is available to those interested.

Daniel Consentino, who serves on the Executive Board of the NYC Department of Sanitation Columbia Association, spoke regarding their latest fundraising event. From now until September 30th the DSNY Columbia Association is partnering with Investors Bank to collect new or gently used coats to distribute throughout the area via the Salvation Army. All are invited to attend the main event on Saturday, September 30th, 2017 at Investors Bank, 7414 13th Avenue, from 9:00AM – 2:00PM.

Jeannine Cherichetti, representing Councilman Treyger, announced that as part of the New York City Council's Cleanup Initiative, additional funding has been allocated for segments of Bath Avenue and 20<sup>th</sup> Avenue, in the 47<sup>th</sup> Council District.

The Chairman inquired if anyone else from the public sought recognition. Hearing none, a motion was made by Matthew Bromme to close the public portion of the meeting. Seconded by Bart Allegretti. Unanimously adopted.

### Minutes

A motion was made by Eileen LaRuffa to accept the minutes of the June 8, 2017 meeting. Seconded by Man Wai Lau. Unanimously adopted.

### Disposition of Public Hearing

Mr. Guarinello, presented a report on behalf of Ross Brady, Chairman of the Planning and Zoning Committee, who was delayed.

The premises located at the intersection of Bay Ridge Parkway and 18<sup>th</sup> Avenue, within a C1-2/R5 zoning district has had a variance since 1956. The term was last extended on July 13, 1999 and expired on July 13, 2009. The applicant proposes no changes to the premises.

Since the original grant of the variance, the premises has been continually used in that capacity. In July 1999 a variance (BSA Calendar # 862-55-BZ) was granted to permit the replacement of the storage building with a convenience store.

A motion was made by Man Wai Lau to recommend approval of the previously granted variance as presented. Seconded by Bart Allegretti. Unanimously adopted.

### Assemblyman Peter Abbate

Assemblyman Abbate spoke regarding mass transit. He stated that he is calling upon the 51 City Council Members, New York City State Legislators, and the MTA Region to convene a meeting to address issues with the mass transit system.

The Assemblyman discussed the extremely low voter turn-out this past primary day and the importance of residents voting. He asked that voters urge people to go to the polls, in an effort to increase participation regardless of their party affiliation.

## 62<sup>nd</sup> Precinct

Deputy Inspector Sanseverino, Commanding Officer of the 62<sup>nd</sup> Precinct, advised that the community had a very safe summer, with no shootings, or other violent crimes.

He further advised that this may be his last meeting since he may undergo surgery next month. Deputy Inspector Sanseverino thanked Mr. Guarinello and Ms. Elias-Pavia for their partnership and collaboration, especially relating to massage parlors. He stated that due to that collaboration we have made excellent progress in closing these establishments down and sending the message that they will not be tolerated in this community.

## Chairman's Report

Mr. Guarinello welcomed and introduced newly appointed members of Community Board 11: Lawrence Ciulla, Peter Joseph, Roy Jung and Janet Perry.

The Chairman advised that committee appointments for the 2017/2018 term have been made and sent to members.

Mr. Guarinello reported that Community Board 11 received a request for a letter of no objection from GCap Holdings, for the establishment of an Article 28 medical facility at 1751 Bath Avenue. The Chairman explained that an Article 28 medical clinic provides multiple services at one location. In addition, they will be providing minor substance abuse services, in the form of counselling only at the facility. The services provided would be in conjunction with Maimonides Medical Center.

Mr. Garanin, the CEO of GCap Holdings, made a presentation regarding the services that would be offered at the clinic.

He stated that the New York State Delivery System Reform Incentive Payment (DSRIP) program, spearheaded by Governor Cuomo, incentivizes the buildout of local community based diagnostic and treatment centers with the primary goal of avoiding/reducing hospital use within the next 5 years.

Mr. Garanin explained that an Article 28 facility is a community based diagnostic treatment center, that is certified by the New York State Department of Health, to serve these purposes and accept Medicaid and Medicare reimbursements.

Dr. Rich Nehti (sp), of GCAP Holdings, advised that their mission is to bring needed community based services to the community. These services include chronic care, homebound services, physical therapy, and education and prevention.

Mr. Guarinello advised that the applicant can open the Article 28 medical facility as of right. However, in order to provide licensed substance abuse counselors, the New York State Office of Alcoholism and Substance Abuse, requires a letter of no objection.

A motion was made by Matthew Bromme to issue a letter of no objection for counselling services only, with the proviso that there will be no substance abuse medication dispensed. Seconded by Man Wai Lau. Unanimously adopted.

### District Manager's Report

Marnee Elias-Pavia, District Manager and William Guarinello, Chairman formally thanked Father Gelfant for hosting this evening's meeting.

The District Manager reported that the Department of Sanitation launched a new appointment service to schedule large non-recycling bulk pick-ups of items larger than 4X3 feet, such as sofas, mattresses, and wooden furniture. Appointments can be made online at [nyc.gov/bulk](http://nyc.gov/bulk) or calling 311.

She further advised that the Department of Transportation has enacted final street restoration requirements for street openings/excavations. All Contractors/Utility companies are now required to provide backfill (the bottom layer of the restoration), a concrete base course (the layer of material below the asphalt, and the wearing course.

National Grid advises that their final restorations will now take 4 visits and they anticipate that this will take between 15 and 30 days.

National Grid has also advised that they are adding additional contractors to expedite Local Law 30 work – the installation of individual gas turnoff valves. They are working on providing an updated list of customers and a list of those who did not grant access. According to National Grid, those customers who do not grant access, will have their service shut.

Community Board 11 has received notification from the State Liquor Authority that an application has been filed for a full liquor license at 45 Avenue S, Avenue S Pizza Restaurant.

The Department of Buildings approved a letter of no objection for the use as a coffee shop with no cooking.

A motion was made by Sal D'Alessio to oppose the application until the building use is legalized. Seconded by Albert Campanelli. Unanimously adopted.

The District Manager reported that the Department of Transportation received \$60 Million in funding for a trench restoration contract for Fiscal Year 21. Two locations within Community Board 11 were identified as trenches, however, they were attached to pre-

existing capital projects. The Department of Transportation advised that 20th Avenue between 86<sup>th</sup> Street and Benson Avenue, was added to the Safe Routes to Transit / Bus Stops under the EI project because it was directly adjacent to a proposed 86<sup>th</sup> Street bus bulb. Bay Parkway between Cropsey and Bath Avenues, had its funding transferred to a preexisting DEP capital project, SE-883. These two capital projects will address the trenches.

### New Business

The Chairman advised that next month's meeting will be held on October 19<sup>th</sup>.

Laurie Windsor announced that the Chairman of Community Board 11 is being honored by the Neighborhood Improvement Association at its annual dinner with a Lifetime Achievement Award.

A motion was made by Laurie Windsor to adjourn. Seconded by Matthew Bromme. Unanimously adopted.