

Community Board 10 Board Meeting Member Attendance
October 21, 2024, 7:00pm, Bay Ridge Center, 15 Bay Ridge Avenue

Board Members Present:34

Ibrahim Anse
Teri Brennan
Tracie Britton
Barbara Buchalter-Pollack
Jaynemie Capetanakis
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Michael Festa
Senja Frangipani
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Paullette Healy
Daniel Hetteix
Habib Joudeh
Pierre Lehu
Daniel Loud
Stephanie Simone-Mahaney
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Dean Rasinya
Dr. Husam Rimawi
Henry Stewart
Julie Thum
Sandy Vallas

Board Members Excused: 14

Salah Altayeb
Jonathan Bova
Doris Cruz
Dianne Gounardes
Stella Kokolis
Joseph Loccisano
Lisha Luo Cai
Essa Masoud
Ruth Greenfield Masyr
Lawrence Stelter
Barbara Vellucci
Lori Willis
Yanfei Wu
Jack Zhang

Board Members Absent: 2

Zhen Huang
Xuhui Ni

AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
October 21, 2024, 7:00 pm, Bay Ridge Center, 15, Bay Ridge Avenue
YouTube Livestream link - <http://bit.ly/3HLO5lw>

Please see the attached flyer for information about the Community Board 10 Annual Thanksgiving Food Drive in Memory of Former Board Member Helen Sokoloski

PLEDGE of ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

Sept. 16, 2024 Board Meeting

PUBLIC SESSION

(Limited to a maximum of 30 minutes in total for all public matters on the Agenda)

PUBLIC HEARINGS

**Capital & Expense Budget Priorities for
Fiscal Year 2026**

**Report and Recommendation
Discussion and Vote**

**New wine, beer, cider and temporary retail permit
at Bay Sushi 6 Inc., 29 Bay Ridge Avenue**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT

TREASURER'S REPORT

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

**Update regarding mentoring new Board
Members for leadership positions**

Informational Report

**Update regarding keeping accurate attendance
records at Board Meetings**

Informational Report

TRAFFIC AND TRANSPORTATION COMMITTEE

Review of Open Dining Applications for Cebu Brooklyn Hospitality Group, 8801 3rd Avenue, filed under Application Number 20240726030016:

Roadway Café on 3rd Avenue, 40 ft by 8 ft, 9 tables and 28 seats;

Roadway Café on 88th Street, 40 ft by 8 feet, 8 tables and 16 seats;

Sidewalk Café on 3rd Ave, 58 ft by 7 ft, 5 tables and 20 seats;

Sidewalk Café on 88th Street, 58 ft by 7 ft, 4 tables and 15 seats

Committee Report and Recommendation

Discussion and Vote

Discussion and Vote

Discussion and Vote

Discussion and Vote

Safety proposal for Marine Avenue soon to be implemented

Informational Report

Update regarding pending DOT studies

Informational Report

ENVIRONMENTAL COMMITTEE

DSNY Bin Program

Informational Report

SENIOR ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Service Needs Assessment Survey, Review of Services available for older adults and Annual Plan Summary

Informational Report

Committee Name Change to Older Adults Issues, Housing, Health and Welfare Committee

**Committee Report and Recommendation
Discussion and Vote**

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

Update on “Welcome to CB10 Guide”

Informational Report

POLICE AND PUBLIC SAFETY COMMITTEE

Committee Updates

Informational Report

**OLD BUSINESS
NEW BUSINESS
ADJOURN**

Community Board 10 General Board Meeting Minutes
October 21, 2024, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: <https://youtube.com/live/ymnKD1otc8c>

Chair Capetanakis called the meeting to order at 7:05 pm and led the Honor of the Pledge.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Rasinya, seconded by BM Carmosino.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the September 20, 2024 Board Meeting. Motion by BM Joudeh, seconded by BM Buchalter Pollack.

All in favor. Motion carried.

PUBLIC SESSION

Assemblyman Alec Brook-Krasny:

- Welcomed the board and thanked them for their service!
- Reminded everyone to exercise their right to vote.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Announced that Borough Hall held a Domestic Violence Resource Fair and a deed theft prevention workshop in October.
- On October 31, Borough Hall will be holding an SLA Virtual Workshop for all community board members who wish to attend.

Nancy Lulu representing District Attorney Eric Gonzalez:

- Greeted everyone and discussed October being Domestic Violence Awareness month.
- Thanked the Community Board for all the work that it does.

Maia Yedin representing State Senator Andrew Gounardes:

- Announced that the fall shredding and e-waste event in St. Anselm's was a success. Another event will be held in April.
- There will be number of Halloween events in the community this upcoming weekend.
- The office will be partnering with NLAG (New York Legal Assistance Group) for two different legal assistance events.

Stephanie Giavinco representing Councilman Justin Brannan:

- Reminded everyone that early voting will be starting on October 26th and in Bay Ridge the locations will be Fort Hamilton High School and the Greek School of Plato.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Discussed the six ballot initiatives up for vote this year. The Charter Revision Commission approved the inclusion of these initiatives in 2 days when the process normally takes 271 days. Urged everyone to be informed about what they are voting for on election day.

BM Harrison followed up as to how the initiatives were able to be pushed through so quickly. Rob Aguilar stated that this was a concern for the Council Member which is why the office is encouraging voters to read up on the initiatives and be informed about what is occurring.

Michael Coppotelli representing Assemblyman Michael Tannousis:

- Greeted everyone and highlighted the Energy Affordability Program which provides relief to low- and middle-income New Yorkers with their energy bills.

Samia Aljahmi, Representing State Senator Iwen Chu:

- Greeted everyone and announced that Senator Chu helped pass legislation that makes driving an unlicensed motorcycle or moped a felony.

Ilene Sacco from the 68th Precinct Community Council:

- Announced that the Council will be holding a Penny Auction on Nov. 14th in lieu of the rained-out event this summer. District Manager Josephine Beckmann, along with her family, and CB10 Community Coordinator Dorothy Garuccio will be the honorees.

Wendy Trull from the Civic Engagement Commission:

- Presented an overview of the Civic Engagement Commission which provides engagement with regards to citywide participatory budgeting.

BM Danielle Mowery regarding DOC NYC:

- Announced that a short documentary about Bay Ridge Express will be screened at the upcoming DOC NYC film festival on November 18th and 19th at Village East by Angelica and can also be viewed online

PUBLIC HEARING

In the matter of Fiscal Year 2026 Capital Budget Priorities:

BM Stewart requested that the Parks department provide an estimate of costs for projects that they don't have the capital for. DM Beckmann elaborated that she reached out to the Parks Commissioner, and he is willing to provide that data.

BM Edmonds requested that #15, capital improvements to the Owls Head Wastewater Treatment Plant, be moved higher considering the increased rain falls due to climate change. She also requested #22, upgrading a comfort station at Shore Road Park, be moved up since Shore Road Park is not located near any businesses where other restrooms can be utilized.

BM Loud asked that priority #1 pertaining to a drainage study of Belt Parkway include language about organic drainage to help absorb storm waters.

BM Joudeh stated that drainage has recently been added to the Shore Road Promenade and is unclear about need to modify the language in priority #1. DM Beckmann stated that the city is currently installing more porous and absorptive materials to aid with flooding throughout the city and this would be a similar request.

Motion to adopt the fiscal year 2026 capital budget priorities with the previously discussed friendly amendments, seconded by BM Loud. All in favor, motion carried unanimously.

In the matter of Fiscal Year 2026 Expense Priorities:

BM Harrison requested that priority #10, restoring forestry contracts for pruning and tree maintenance, be moved up to #7 as he has not seen the neighborhoods trees in worse shape.

BM Edmonds requested that #11, increasing personnel to keep park restrooms open beyond 3 PM, and #20, enhancing park safety, be moved up to allow for parks to be more enjoyable for parents and children. Additionally, she voiced concerns about the decrease in crossing guards mentioned in priority #4. DM Beckmann elaborated that there was a shortage in crossing guards in prior years, but the city has increased its efforts to fill the empty positions.

BM Hatzis discussed whether more funds for the 68th precinct were necessary as priority #2 is to increase personnel at the precinct and the NYPD, as a whole, has a high budget. DM Beckmann elaborated that the precinct currently has the lowest staffing numbers in more than a decade.

BM Mowery asked that number #9 should include U-turns. She also inquired as to whether priority #3 should include language about EMS pay not being equal to that of firefighters. The EMS pay issue will be discussed further at the committee level.

Motion to switch priority number 2 (increase patrol strength at 68th Police Precinct as well as civilian personnel levels) with priority number 5 (increase school safety agents).

Discussion followed about why the NYPD budget is back to pre-pandemic levels but the 68th precinct is understaffed, whether the overall budget of the NYPD matters given the issue is only about CB10 and the 68th precinct, if the 68th precinct and NYPD is allocating staff correctly throughout the community, and whether more patrol officers are needed to tackle the increases in certain crimes and quality life issues.

Motion seconded by BM Loud. 13 in favor, 16 opposed. Motion fails.

Motion to move priority number #10 up to number 7.

Motion seconded by BM Loud. 22 in favor, 7 opposed. Motion passes.

Motion to move number 20 to number 12.

Motion seconded by BM Mowery. 23 in favor, 3 opposed. Motion passes.

Motion to adopt the fiscal year 2026 capital expense priorities with the previously approved amendments, seconded by BM Mowery. All in favor, one recusal – BM Day, motion carried.

Lester Chang was invited to speak and announced that the MTA bus for senior citizens will be at his office on October 29th and on November 7th. OATH will also be at his office

In the matter of a new SLA license for wine, beer and cider for Bay Sushi 6 Inc. d/b/a Bay Sushi located at 29 Bay Ridge Avenue, Brooklyn NY 11220, the Committee Recommendation was rendered by Police and Public Safety Committee Chair Elisson.

Motion: CB10 to deny the SLA wine, beer and cider license application for Bay Sushi unless the applicant agree to the following stipulations:

- 1. The premises will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicant will not serve or allow BYOB until license is obtained.**
- 4. The owner or manager will be on site during all hours of operation.**
- 5. The hours of operation are Monday, Tuesday Wednesday, Thursday 11 AM - 10:45 PM, Friday Saturday 11AM to 11:45 PM and Sunday 12 PM to 11:45PM.**
- 6. There will be no smoking permitted.**
- 7. There will be no music.**
- 8. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 9. There will be at least 20% visibility view into the establishment at eye level.**
- 10. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.**

BM Carmosino inquired into what was meant by a temporary retail license and who oversees them. Temporary retail licenses are still overseen by the SLA and are in place for establishments waiting to obtain a permanent license.

Motion seconded by BM Rasinya. All in favor, motion carried unanimously.

CHAIR’S REPORT – See Attached

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

In the absence of T&T Chair Zhang, BM Cesarani rendered the Traffic and Transportation Committee report. See Attached.

Motion: CB10 to approve application number 20240726030016 for Cebu for an outdoor sidewalk cafe with the following stipulations:

- 1. Restaurant will meet with the Community Board in case of future issues or problems raised by the community**
- 2. Electric wires and plugs that run across sidewalk will be safely secured to the ground**
- 3. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday**
- 4. Only ambient lighting is to be used**
- 5. Umbrellas and/or soundproofing to be installed**
- 6. Must observe DOT Outdoor Dining regulations; NYC Fire Department Codes (no open flame, no fire pits, no BBQ); No smoking regulations. Department of Building Department Codes (“C of O”) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.**
- 7. Outdoor spaces must have seated food service**
- 8. Roadway café area will be kept clean overnight, and furniture must be secured at night**
- 9. Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.**
- 10. Observe NYC Noise Code Regulations and management will enforce this among patrons**

BM Harrison asked if there was a rule against placing electrical wiring along the sidewalk. There is no rule from the DOT explicitly barring running electrical wiring.

BM Germack inquired if the motion pertained to both the street and avenue sides of the restaurant – it does.

BM Brennan inquired about the restaurant recently removing their roadway café – per the new DOT regulations, roadway cafes are only allowed to operate seasonally and must be removed by November 1 but sidewalk cafes may operate year-round. BM Brennan stated that while she understood the need for outdoor dining during Covid, she finds restaurants continuing to ask for a large number of outdoor seats to be egregious. DM Beckmann stated that Cebu did have a sidewalk café prior to Covid which was larger than the requested café.

Motion seconded by BM Loud. 28 in favor, 1 opposed – BM Brennan. Motion carried.

Motion: CB10 to approve application number 20240716030007 for Cebu for a roadway cafe with the following stipulations:

- 1. Restaurant will meet with the Community Board in case of future issues or problems raised by the community**
- 2. Electric wires and plugs that run across sidewalk will be safely secured to the ground**
- 3. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday**
- 4. Only ambient lighting is to be used**
- 5. Umbrellas and/or soundproofing to be installed**

6. **Must observe DOT Outdoor Dining regulations; NYC Fire Department Codes (no open flame, no fire pits, no BBQ); No smoking regulations. Department of Building Department Codes (“C of O”) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.**
7. **Outdoor spaces must have seated food service**
8. **Roadway café area will be kept clean overnight, and furniture must be secured at night**
9. **Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.**
10. **Observe NYC Noise Code Regulations and management will enforce this among patrons**

Discussion followed about ensuring the stipulations are in line with existing regulations. DOT regulations will be explicitly mentioned in the stipulations.

Motion seconded by BM Carmosino. 26 in favor, 3 opposed. Motion carried.

ENVIRONMENTAL COMMITTEE

Chair Britton rendered the Environmental Committee report. See Attached.

Discussion followed about what the new regulations require, how the avenues will operate with bins on the street for residential waste, whether enough outreach was done to buildings about changes to the bin laws and composting and whether the requirements are feasible for older adults and those with disabilities.

SENIOR ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

BM DiBartolo rendered the Senior Issues, Housing, Health & Welfare report. See Attached.

Motion: CB10 to change the name of the Senior Issues, Housing, Health & Welfare Committee to the Older Adult Issues, Housing, Health & Welfare Committee.

Discussion followed about the need and reason for changing “senior” to “older adult”. New York City has renamed a number of city agencies in similar fashion, and this would bring the committee in line with those developments. Conversation followed about what the difference was between “senior” and “older adult”.

Seconded by BM Mowery. 18 in favor, 9 opposed, 1 abstention – BM Simone-Mahaney. Motion carried.

POLICE & PUBLIC SAFETY COMMITTEE - See attached

COMMUNICATIONS COMMITTEE – See attached

OLD BUSINESS

BM Thum inquired about the status of the Visitation Academy and Century 21 sites. CB 10 does not have any updates on Visitation and Century 21 is still zoned for retail and housing.

BM Edmonds brought up creating a buffer zone for public speakers during community board meetings. Chair Capetanakis clarified as to whether the buffer zone would just be for the podium and if BM Edmonds is proposing a motion. The motion would be for a buffer zone around any public speaker. Discussion followed about the need for such a buffer and how it could be enforced.

Motion: CB10 to table the motion to allow for further discussion of a buffer zone and how it could be implemented to a future Executive Committee Meeting.

Seconded by BM Loud. All in favor, motion carried unanimously

NEW BUSINESS

No new business

Motion by BM Vallas to adjourn, seconded by BM Joudeh. Chair Capetanakis adjourned the meeting at 9:05pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: October 10, 2024/7:00 PM
Called to order: 7:00 PM
Place: Hybrid Meeting, CB10 Office/Zoom
Quorum: In person Quorum not reached (See attached)

The Police and Public Safety Committee meeting was held on October 10, 2024, the meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum but not an in-person Quorum and the agenda was as follows:

1. New SLA license for wine, beer, and cider license application for Bay Sushi 6 Inc. DBA Bay Sushi located at 29 Bay Ridge Ave Brooklyn, NY 11220.

New SLA license for wine, beer, and cider license and Temporary Retail Permit application for Bay Sushi 6 Inc. DBA Bay Sushi located at 29 Bay Ridge Ave Brooklyn, NY 11220

The applicant, Mr. Chen Chen was present on Zoom and we did have some audio difficulties which we resolved by calling the applicant via cell phone. This is a new owner of Bay Sushi which has been in business for several years. The hours of operation are Monday, Tuesday Wednesday, Thursday 11 AM - 10:45 PM, Friday Saturday 11AM to 11:45 PM and on Sunday 12 PM to 11:45PM. There is no outdoor dining. Indoor seating is 9 tables with 30 seats and the applicant stated they will not have any music. There is no adverse history at this establishment.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following stipulation:

1. The premises will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicant will not serve or allow BYOB until license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation are Monday, Tuesday Wednesday, Thursday 11 AM - 10:45 PM, Friday Saturday 11AM to 11:45 PM and Sunday 12 PM to 11:45PM.
6. There will be no smoking permitted.
7. There will be no music.
8. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
9. There will be at least 20% visibility view into the establishment at eye level.
10. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

The applicant has agreed to the above stipulation. The committee met in Quorum but, not in person Quorum and the motion was unanimous in favor.

New and Old Business

Old Business was discussed on the Proximity Protections Map established by the Office of Cannabis Management (OCM) for applicants located within the confines of Community Board 10 (CB-10).

1. Cannalicious is located on the Proximity Protection Map at 9515 3rd Ave. Brooklyn, NY 11209. This applicant did file a 30-day notice in June 2024 but did not have a lease for 8514 3rd Ave. Brooklyn, NY 11209 and the board rendered a negative opinion. The applicant has not given CB-10 a new 30-day notice as required. The application is listed as pending.
2. High of Brooklyn LLC located on the Proximity Protection Map at 455 86 St. Brooklyn, NY 11209. The application is listed as active. The Board had rendered a positive opinion with stipulations.
 - The hours of operation will be Sunday – Wednesday 11AM to 8PM Thursday 11AM to 9PM Friday and Saturday 11AM to 11PM for a total of 70 hours per week.
 - Security Guards will be utilized.
 - No smoking and consumption will be permitted on the premises.
 - If people congregate outside the security personnel will disperse.
 - A queuing access system will be used.
 - The applicant will not exceed the Certificate of Occupancy.
 - E bikes will not be used for delivery service.
 - The applicant will provide a floor plan to the board.
 - The applicant will provide a employee manual and an overview of training
 - There will be an iD check at the alcove.
 - The applicant will utilize an ID scan system.
 - The applicant will utilize cameras in all the access points.
 - If there are glazing requirements the applicant will meet such requirements as outlined in the Marijuana Taxation Act (MRTA).
 - Prior to opening the Committee/ Board will have a meeting with the applicant to review the security plan, floor plan and any concerns that may arise.
3. Little Café LLC is located on the Proximity Protection Map at 6817 3rd Ave. Brooklyn, NY 11220, The applicant was rendered a negative opinion due to it being in close proximity to a new school being built at 67 St. and 3rd Ave and the applicant displayed a sign that “We Sell Marijuana”. K413, located at 6740 3rd Ave Brooklyn, NY 11220 is currently open. The school is on the same road and approximately 392 feet from the Lil Café which violates the Marijuana Taxation Act (MRTA). The application is listed as pending. CB10 District Manager Josephine Beckman will notify the OCM that this location is within close proximity to an active NYC Public School.
4. MRC6918 LLC is located on the Proximity Protection Map at 6918 5th Ave Brooklyn. The board rendered a negative opinion. The applicant failed to submit a CB10 questionnaire, nor did they come to the scheduled Committee meeting. The application is listed as pending.

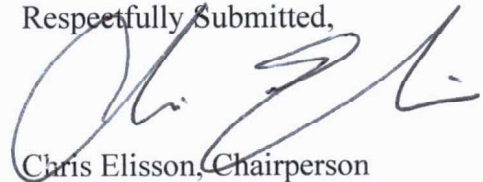
5. RMAN Holdings LLC is located on the Proximity Protection Map at 8412 3rd Ave. Brooklyn, NY 11209. The board rendered a negative opinion due to it being in proximity to several schools and houses of worship even though it was not within the 500-foot and 200-foot statute. The application is listed as pending.

Update:

On October 17, 2024 CB10 received an update from OCM for Little Café LLC. They thanked us for bringing it to their attention and it has been removed from the Proximity Protection Map.

The meeting ended at approximately 7:45 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Chris Elisson", written in a cursive style.

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Jonathan Bova

Zoom

BM Elizabeth Edmonds

BM Husam Rimawi

BM Barbra Vellucci

BM Judith Collins

BM Ruth Greenfield Masyr

BM Salah Altayeb

Excused Committee members:

BM Sandy Vallas

BM Michael Festa

BM Xuhui Ni

BM Lori Willis

Applicants:

Bay Sushi

Chen Chen



Proximity Protected Locations for Adult-Use Retail Dispensaries & Registered Organizations Map

Economic Development

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Proximity Protected Locations for Adult-Use Retail Dispensaries & Registered Organizations Map

The statements provided in this map and the data made available in this report are for informational purposes only and are provided on an "as is" basis. The Office makes no representation, warranty, or guarantee of any kind as to the accuracy of the information and shall not be liable for damages resulting from any errors, omissions, or other deficiencies in the data or for any actions taken in reliance thereon. Map of locations from the dataset of applicants and licensees who have obtained proximity protection for their proposed or open, adult-use retail and medical dispensaries.

Map View

Summary Table View

Status	Type	Application Number	License Number	Entity Name	Street	City	State	Zip Code	Latitude	Longitude	Georeference
Pending	Adult-Use Retail	OCMRETL-2023-001394		Cannalicious LLC	9415 3rd Ave	Brooklyn	NY	11209	40.61779445	-74.03329782	POINT (-74.03329782 40.61779445)
Pending	CAURD Retail	OCMCAURDP-2024-000053		Don Resources Unlimited LLC	4911 5th Ave	Brooklyn	NY	11220	40.64553746	-74.00977257	POINT (-74.00977257 40.64553746)
Active	Adult-Use Retail	OCMRETL-2023-001658	OCM-RETL-24-000127	High of Brooklyn LLC	455 86th St	Brooklyn	NY	11209	40.62212599	-74.02713193	POINT (-74.02713193 40.62212599)
Pending	Adult-Use Retail	OCMRETL-2023-002155		J & A VAPE SHOP 8 INC	6901 14th Ave	Brooklyn	NY	11228	40.62229325	-74.00168099	POINT (-74.00168099 40.62229325)
Pending	CAURD Retail	OCMCAURDP-2024-000055		Joel M Alvarez I	512 55th St	Brooklyn	NY	11220	40.64207389	-74.01296412	POINT (-74.01296412 40.64207389)
Pending	Adult-Use Retail	OCMRETL-2023-001091		Little Cafe LLC	6817 3rd Ave	Brooklyn	NY	11220	40.63629514	-74.02573589	POINT (-74.02573589 40.63629514)
Pending	Adult-Use Retail	OCMRETL-2023-001690		MRC6918 LLC	6918 5th Ave	Brooklyn	NY	11209	40.63327725	-74.02116866	POINT (-74.02116866 40.63327725)
Pending	CAURD Retail	OCMCAURDP-2023-000152		RMAN Holdings LLC	8412 3rd Ave	Brooklyn	NY	11209	40.62490293	-74.03054938	POINT (-74.03054938 40.62490293)

Chair's Report – October 21, 2024

Good evening, and welcome to our October 2024 meeting. This evening's chair report will include our Executive Committee informational report.

As you know, this is our month to review our Capital Budget Priorities and Requests. Each year, in accordance with the New York City Charter, all 59 Community Boards are required to identify district needs and submit recommendations for NYC's capital and expense budgets for the upcoming fiscal year. Our requests address some of the most pressing issues facing our community. As was noted, the community needs to be more resilient and sustainable and be prepared for more frequent stronger storms, sea-level rise and changing climates. We also need to plan for growth and development while balancing the impacts to our environment. With 16% of its land dedicated to parks, Community Board Ten prioritizes the maintenance of its parkland in both its Capital and Expense priorities each year. Many of Community Board Ten's parks need refurbishment and renovation and many necessary projects remain unfunded including projects related to interior and exterior deteriorated or crumbling pathways. Quality of Life Issues, including noise, graffiti and petty crime, are currently one of the three most pressing topics. This includes shoplifting, catalytic converter theft from passenger vehicles, car vandalism, porch package thefts, and post office white washing of checks mailed at district post office stations. Noise and Illegal Parking remain among the Top 311 Service Requests in Community District Ten. We continue to advocate for the concerns of residents regarding these and other conditions listed. We value this opportunity each year to review these requests and I thank the Executive Committee for meeting to review the important points shared this evening. We are also indebted to Josephine for her organization and details provided for our committee.

In addition to considering all of the suggested budget items, the Executive committee also discussed two other topics. In light of term limits, it is important to think about mentoring new Board Members for leadership positions. We encourage committee members to speak to their chairs to let them know your interest in future leadership roles. We also discussed the importance of keeping accurate attendance records at our General Board meetings. In order to vote, we must meet in quorum and we ensure that we have a quorum before starting our meetings. However, we noticed that some committee members may leave early and this could potentially affect our ability to cast our votes on agenda items. We will continue to work on both items.

This month, we have the opportunity to welcome back a son of our community, we are happy to welcome Interim Acting Captain John Dasaro to the 68th Precinct. Captain Dasaro grew up in Bay Ridge and I had the privilege of knowing his family and watching him grow up with my own son, John. When a child who wanted to be a police officer, grows up and becomes Captain of the precinct where he grew up, he makes the whole community proud. He also becomes a role model to all the other little girls and boys in Bay Ridge who aspire to be part of NYPD when they grow up. Congratulations, and welcome home, Captain Dasaro.

Respectfully Submitted

A handwritten signature in blue ink that reads "Jayne Marie Capetanakis" with a circular flourish at the end.

Jayne Marie Capetanakis, Chair

District Manager Report
October 21, 2024

The District Office has been busy this month preparing for Fiscal Year 2026 budget and upcoming District Needs Statement. During the month of September, I attended several budget consultation meetings with agencies of the City of New York to discuss overall budgetary needs presented and discussed at the Executive Committee meeting. In addition, the District Office publicized the Capital and Expense Priority Public Hearing to local community organizations, on social media as well as our e-newsletter.

Milling and resurfacing is winding down in Community District 10 this month, with portions of 65th Street completed during the evening/night hours.

The City Planning Commission voted to approve the City of Yes for Housing Opportunity on September 25th. It is now under review by the New York City Council. The City Council has 50 days to review the proposal. Tomorrow, October 22, 2024 beginning at 9:30am the public will have the opportunity to testify before the NYC Council. The City Council is expected to vote on this plan before the end of the year. Information is available on the NYC Council website.

Last November, Community Board 10 received written notification from the Department of Social Services regarding the planned opening of a shelter at 6530 4th Avenue. DSS explained the shelter proposed at 6530 4th Avenue would house 105 "single adults operated by Volunteers of America (VOA has been around for 125 years serving veterans and their families). At that time we requested a meeting and DSS responded that it was premature as it was not expected to open for some time.

This past week, the District Office received several calls from residents of the Bay Ridge Towers following receipt of a letter informing them of upcoming construction set to begin at 6530 4th Avenue. The NYC Department of Buildings issued permits for the building construction.

Council Member Brannan set up an informational meeting with the provider – Volunteers of America to nail down a timeline.. in order to move forward with scheduling a public meeting with the provider and DSS and CB10 so that the community can ask questions and learn about the proposed shelter. Once it is set up the meeting notice will be publicized.

We will once again be collecting food in loving memory of our late CB10 Member Helen Sokoloski, a staunch advocate, dedicated volunteer and was passionate about the need to collect food for local families in need. This year, non-perishable food donations can be delivered directly to Saint Patrick's Rectory, 9511 4th Avenue – Monday thru Friday from 9am to 5pm. Monetary donations will be accepted to Saint Patrick's Food Pantry. Special thanks to Saint Vincent DePaul Society food pantry at St. Patrick's Church for continued distribution of Thanksgiving Food Baskets for families in need. It is hard to believe this is our 16th Annual Drive!

Dorothy and I attended the ribbon cutting of the Sensory Garden Room at P.S. 69 this past Friday. I would like to take this opportunity to congratulate school Principal Jaynemie Capetanakis who we know is a cherished community leader who has a full time job as PS 69 Principal. Under Jayne's leadership, the school has prioritized social emotional learning and the sensory garden room is simply incredible. Congratulations!

The schedule of November meetings was emailed to you all last week.

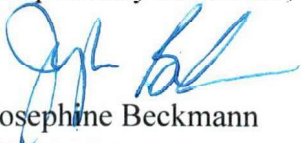
Early voting begins on October 26th through November 3rd. Your early voting poll site may be different from your Election Day poll site. Election Day is November 5th.

The **2024 TCS New York City Marathon**, hosted by New York Road Runners will take place **Sunday, November 3, 2024**. The race begins at **8:00 a.m.** in Staten Island, runs through all five boroughs, and finishes in Central Park. More information can be found on their website.

Daylight Saving Time will end on Sunday, November 3, 2024 at 2 AM. At that time, you should set your clocks back one hour.

The next General Board Meeting will be on Monday, November 18th at the Fort Hamilton Senior Center 9941 Fort Hamilton Parkway.

Respectfully submitted,



Josephine Beckmann
District Manager

COMMUNITY BOARD TEN
TREASURER'S REPORT

Fiscal Year: July 1, 2024 to June 30, 2025

Budget Appropriation for FY 2025

\$290,125.00

	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	V - T - D
DISTRICT MANAGER													\$41,222.32
COMMUNITY COORDINATOR	\$11,965.42	\$17,584.38	\$11,302.92										\$28,055.14
COMMUNITY ASSOCIATE	\$7,208.99	\$10,644.17	\$7,100.78										\$7,120.92
COMMUNITY ASSISTANT	2065.21	\$3,070.60	\$2,043.13										\$1,000
COLLEGE AIDE	\$77.50												\$77.50
Total Personal Services	\$21,376.92	\$31,285.15	\$20,852.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,514.90

Expense Code	Description	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/29/2025	3/31/25	4/30/25	5/31/25	6/30/25	
10B	Telephone		79.99	79.99										
10N	Initial Inv Supplies													
40B	Initial Inv Telephone													
100	Supplies & Materials													
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Labroom Equipment													
314	Office Furniture		3,479.23											
318	Office Equipment													
319	Security Equipment	1,50.80												
332	Data Process Equipment		347.79											
337	Books													
402	Tel/C communications													
412	Rental Misc Equip		89.68	89.68										
417	Advertising													
431	Leasing Misc Equip													
491	Local travel expenditures													
602	Telecomm Maintenance	111.44	58.72	1,295.17										
613	Office Equip Maint													
613	Data Process Equipment													
615	Printing													
622	Tempory Services-contractual													
624	Cleaning Services		142.00											
686	Professional Computer Services	565.65												
686	Professional Computer Services													
684	Infrastructure Maint Operation													
676														
	Total Other than Personal Services	\$887.88	\$4,154.41	\$1,485.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,507.43
	TOTAL PS AND OTFS EXPENSES	22,264.80	35,439.56	22,317.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80,022.33

TOTAL UNCOMBATED BUDGET BALANCE

\$210,102.67

Respectfully submitted,

Stephanie Simone-Maloney
Stephanie Simone-Maloney, Treasurer

Review of Open Dining sidewalk application from Cebu

The T&T committee received two applications from Cebu at 8801 3rd Avenue for sidewalk cafe and roadway cafe for 26 tables and 79 seats total. Under this application, Cebu’s roadway cafe is smaller and had 40% fewer capacity. The hours of operations for both are:

- Sunday: 11am to 10pm
- Monday to Thursday: 3pm to 10pm
- Friday: 12pm to 11pm
- Saturday: 11am to 11pm

Cebu has been in business since 2003 and the district office noted that Cebu has historically been very willing to work through community issues. There were two public comments submitted pertaining to parking from the roadway cafe and pedestrian congestion in the area. Cebu noted that both applications are smaller in scope and have less capacity and will discuss with restaurant workers about standing in pedestrian walkways. Additionally, the district office noted that there have been 4-5 311 complaints in the last 5 years. The committee recommends denying both applications unless the applicant agrees to the standard set of stipulations

Motion #1: Sidewalk Cafe Application from Cebu - requires a second from the floor

Motion to approve application number 20240726030016 for a sidewalk cafe from Cebu for 9 tables and 35 seats with the following stipulations

1. Restaurant will meet with the Community Board in case of future issues or problems raised by the community
2. Electric wires and plugs that run across sidewalk will be safely secured to the ground
3. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday
4. Only ambient lighting is to be used
5. Umbrellas and/or soundproofing to be installed
6. Must observe DOT regulations for Outdoor Dining program; NYC Fire Department Codes (no open flame, no fire pits, no BBQ); No smoking regulations. Department of Building Department Codes (“C of O”) and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
7. Outdoor spaces must have seated food service
8. Sidewalk café area will be kept clean overnight, and furniture must be secured at night
9. Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.
10. Observe NYC Noise Code Regulations and management will enforce this among patrons

Motion #2 Roadway Cafe Application from Cebu - requires a second from the floor

Motion to approve application number 20240726030016 for a roadway cafe from Cebu for 17 tables and 44 seats with the following stipulations:

1. Restaurant will meet with the Community Board in case of future issues or problems raised by the community

2. Electric wires and plugs that run across sidewalk will be safely secured to the ground
3. Close 11PM Sunday through Thursday; 12:00 Midnight Friday & Saturday
4. Only ambient lighting is to be used
5. Umbrellas and/or soundproofing to be installed
6. Must observe DOT Outdoor Dining regulations; NYC Fire Department Codes (no open flame, no fire pits, no BBQ); No smoking regulations. Department of Building Department Codes ("C of O") and Public Assembly Codes; and the NYC Department of Consumer Affairs regulations regarding sidewalk cafes.
7. Outdoor spaces must have seated food service
8. Roadway café area will be kept clean overnight, and furniture must be secured at night
9. Observe NYC Department of Health & Mental Hygiene regulations regarding smoking, including designated smoking areas in outdoor spaces.
10. Observe NYC Noise Code Regulations and management will enforce this among patrons

Update on Pedestrian Safety

The T&T Committee received a report from the district office detailing recent and proposed improvements to Marine Avenue and CB10 Collision and Enforcement Data. Marine Avenue was the site of a pedestrian fatality between 96th Street and 97th Street in November 2023. In 2024, two speed bumps and one speed camera were installed. Future proposed improvements include curb extensions at 96th Street, 97th Street, and 3rd Avenue and enhanced crossings at 96th Street and 97th Street. Curb extensions extend the sidewalk to shorten pedestrian crossings and enhanced crossings give pedestrians a clear place to cross mid-street.

In the Collision and Enforcement Data report, the district office had reviewed collision data from 2019-2024. City and district-wide collisions are trending up since 2021. The Vision Zero Heat map also shows low but rising levels of collisions since 2012. Vision Zero has identified additional priority corridors in CD10: 65th Street between 6th Avenue and Avenue P, 8th Avenue between 73rd Street and 39th Street, 5th Avenue between 4th Avenue and Flatbush Avenue, and 13th Avenue between 86th Street and 36th Street.

Additionally, 68th Precinct B summons, which relate to moving violations, are down year over year. Year to date, in 68th Precinct:

- Pedestrian fatalities are up 300% from 1 last year to 4 so far this year; citywide, it's up 24%
- Double parking summons are down 63%; citywide, it's down 12%
- Speeding summons are also down 63%; citywide, it's down 23%

The report noted the following high collision count areas are missing leading pedestrian indicators signals:

- 13th Avenue
- 14th Avenue
- 6th Avenue
- 7th Avenue, and
- Ridge Boulevard

The Department of Transportation has a number of ongoing traffic studies including at Poly Place/7th Avenue, Ridge Boulevard and 70th Street, 4th Avenue Safety Study and at least 8 other active studies. DOT had met with the committee on the Poly Place project last spring. Both MS 407 and Poly Prep has requested additional focus on the re-design.

Lastly, the committee discussed the creation of a working group that can meet more frequently to discuss Pedestrian Safety and update the 2011 report; the working group will include other committee members as well as public members. The district office has submitted a Fellow proposal to assist with this committee on advocacy and surveys. This year, the committee plans on reviewing scooter/ebike safety concerns and to request meetings with DOT and the 68th Precinct to demystify rules and regulations around scooters and ebikes. Additionally, the committee will conduct additional discussions on NYC Ferry, MTA (including bus redesign), BQE and other topics as they come up.

Respectfully submitted,
Jack Zhang 
T&T Chair

The Environmental Committee met on September 26th, 2024, at 6 pm, starting with viewing the DSNY BIN program info session. Then, immediately after, the CB10 hybrid Environmental Committee meeting was held in person at the District Office and via Zoom.

Richard Day presented the DSNY Residential Waste Containerization Info Session, and Steve Caruso of DSNY attended the committee meeting. To remove the mountains of black bags on New York City streets, DSNY has announced a plan to containerize all residential trash beginning in fall 2024, addressing the 16 billion pounds of trash on the street annually.

DSNY addressed the following in both the information session and the Q&A session with committee members and members of the public:

- Beginning November 12th, 2024, all New York City properties with 1-9 residential units must use a 55-gallon or less bin with a secure lid for trash collection. This regulation includes single-family homes and special-use buildings such as houses of worship. Until June 2026, it does not have to be the official NYC bin.
- The official NYC bins are available at a significantly lower price (under \$50) than similar bins at retail stores at www.bins.nyc or 1-855-NYC-BINS.
- At this time, only trash must be in containers. You can still place recyclables (metal, glass, and plastic) out in clear bags after 8 pm Bins can be placed out as early as 6 pm.
- There will be an enforcement aspect:
 - A warning period will be in effect from November 12th through January 2nd, 2025.
 - After the warning period, failure to use a bin that is 55 gallons or less with a secure lid for trash set out will result in fines:
 - \$50 for the first offense
 - \$100 for the second offense
 - \$200 for the third and subsequent offenses
- Write your address on your bin—it is your property; you own it. If your bins are stolen, report the theft to the NYPD, not the DSNY. If the NYPD finds them, RFID chips and serial numbers can help return the property to you.
- In mixed-use buildings, where there is no rear space, bins can be stored in front of the building clean and orderly along the building line, not impeding pedestrian traffic.
- Concerns were raised that business owners along the commercial corridors already using bins are experiencing illegal dumping and that illegal dumping

could also be an issue at corner public bins. DSNY noted that they would pass the information on.

- Bins can be chained together while in storage, but they cannot be chained during collection.
- While there is no minimum bin size requirement, they recommend using a standard-size covered container.

The Environmental Committee adjourned at 7:20pm.

Respectfully Submitted:



Tracie Britton

Chair | Environmental Committee

Report of Senior Issues, Housing, Health, and Welfare Committee Meeting
September 23, 2024 at 7:00pm

A meeting of the Senior Issues, Housing, Health, and Welfare Committee was held on September 23, 2024 at 7:00pm as a hybrid meeting. It was attended by committee members, invited speakers, and members of the community. Present were two guests from the Bay Ridge Center for Older Adults: Todd Fliedner and Amed Alfaraji.

Our first invited speaker was:

- **Meghan Shineman, Senior Director, Research and Development from NYC Aging** spoke about the *Service Needs Assessment Survey* that is being conducted by the Department for the Aging, also known as NYC Aging. The purpose of the survey is to help NYC Aging to better understand the needs of older New Yorkers and their caregivers.

Currently there are more than 1.8 million people in NYC over the age of 60 and it is increasing to 1.86. This accounts for more than 16.2% of the city's population. Of this number, 220,000 older adults receive services from NYC Aging and the expectation is that the survey will help with Program Planning, Advocacy, and to gain a better understanding of unmet needs.

We look forward to hearing the results of the survey.

Our next speaker was:

- **Chairise Lawrence, Brooklyn Government Affairs Officer for NYC Aging** serves as our liaison to NYC Aging and spoke about the *Annual Plan Summary* and services available for older adults.
 - Annual Plan Summary Public Hearings provide an opportunity for older persons, service providers and advocates to identify priority needs, recommend ways to enhance services, and suggest an agenda for legislative advocacy to NYC Aging and its Older Adult Advisory Council. The hearings will be on Wednesday, October 30, 2024 at the Jay Hiram Older Adult Center, 2600 Ocean Parkway. Additional information is available on the website nyc.gov.aging . To register, email: testimony@aging.nyc.gov or submit written testimony or comments via email or mail to: NYC Department for the Aging c/o Charise Lawrence 2 Lafayette Street, 4th Floor New York, New York 10007. All comments must be received by November 3, 2024.
 - NYC Department of Aging is now referred to as NYC Aging. It is the largest aging department in the U.S. They now refer to seniors as Older Adult. For example, we now have Centers for Older Adults (OACs) rather than Senior Centers.
 - Their focus is to combat ageism and keep older adults safe.
 - September was National Older Adult Appreciation Month.
 - On October 8, there will be a Healthy Aging Fair at the Bay Ridge Center. They will focus on avoiding falls and other health issues.
 - Oct 9 is Aging Awareness Day sponsored by the American Society of Aging.
 - On Oct 10 there will be a competition called *Talent is Timeless*, to promote the vitality of older adults.
 - There is a National Employ Older Adult Workers Week scheduled.
 - NYC Aging provides employment assistance to older adults and to civil service workers.

- All Police Precincts have Older adult Liaisons to address abuse and crimes against older adults and connect to Elder Law services.
- Aging Connect is the New York City Department for the Aging's Information and Referral Contact Center for older adults and their families. Callers are referred to resources, services and opportunities in their community. To reach Aging Connect, call 212-AGING-NYC (212-244-6469) or 311.

Following the presentation, the committee discussed the problem of bicycles and motorized bikes for older adults in the neighborhood. Numerous older adults come to the district office daily or call in to voice their vulnerability and fears of being hit by bicycles that come dangerously close to them on the sidewalks. All agreed that this is a concern that must be addressed.

The Committee's plan to update the CB10 Local Older Adult Directory is proceeding in conjunction with the Bay Ridge Center.

A motion was made to change the name of the Senior Issues, Health & Welfare Committee to the Older Adults Issues, Health and Welfare Committee. This will require discussion and a vote at the general Board Meeting on October 21.

A motion was made to adjourn the meeting.

Respectfully submitted,



Ruth Greenfield Masyr, Chair
Senior Issues, Health & Welfare Committee

Communications Committee Report

The Communications Committees met on September 25, 2024, in person and on Zoom. In attendance in person were District Manager Josephine Beckmann, committee chair Henry Stewart, and board members Carmen Feliciano and Michael Festa; on Zoom were board members Tracie Britton, Paulette Healey and Yanfei Wu.

The last time the committee had met, in May, it had discussed producing a welcome booklet for new board members of CB10. Over the summer, the district office had an intern, Mariya Gebura, who put together a strong draft, and the committee chair worked with her to revise it—cutting what was unnecessary, smoothing some of the more technical sections, and overall crafting a tone that is conversational and welcoming.

BM Feliciano liked that it's easy to read, engaging and evocative. BM Festa enjoyed the one-page summary of Robert's Rules of Order, cribbed from CB7, and suggested making the contact info more prominent. BM Britton appreciated the history of community boards, as well as the positive and engaging tone. She recommended explaining what an abstention and a recusal actually are, and she and other committee members suggested additional acronyms for the acronyms section. DM Beckmann liked the graphics and photos.

The guide will be printed, double-sided and bound, in a large format, and a digital version will be available as well.

As for other communications-related areas, DM Beckmann said the office was working on adding a tab to the website listing individual landmarks and historic districts, as well as more information on potential landmarks.

Another summer intern worked on social media, taking over the email newsletter as well as crafting a public survey regarding the upcoming capital and expense priorities. The newsletter typically has a 50-60 percent open rate, and seniors at the new center have told DM Beckmann in person that they love the newsletter and read it every week. It recently garnered between 50-100 new subscribers, who signed up themselves on the website.

There being no more questions or comments, a motion was made to adjourn, which passed unanimously.

Respectfully submitted,
Henry Stewart



STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Sabor de Colombia 2 Restaurant and Bakery Corp. New d/b/a Sabor de Colombia 2** 7026 Third Avenue	10/25/2024	wine, beer, cider
Cali Tajadas Corp. 241 Bay Ridge Avenue	Renewal 10/28/2024	wine, beer, cider
AM & PM Grocery Inc. 6226 Fort Hamilton Parkway	Renewal 11/07/2024	beer, cider

**Has been invited to present their application at the November Police and Public Safety Committee meeting.