

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
December 16, 2024, 7:00 pm, Norwegian Christian Home, 1250 67 Street
YouTube Livestream link - <https://youtube.com/live/0TJKRcRd9Pc>

HONOR OF THE PLEDGE

**Colonel Melissa Cantwell, Commander,
Fort Hamilton Army Garrison**

ADOPTION OF AGENDA

ADOPTION OF MINUTES

November 18, 2024 Board Meeting

PUBLIC SESSION

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

PUBLIC HEARINGS

**New SLA wine, beer, cider license at
Blossom Diner, 8518 5th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA liquor, wine, beer, cider license at
DD Kings Inc., d/b/a Kitty Kiernan's,
9715-9717 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New adult-use retail dispensary license application
for Lowdest LLC, d/b/a High Dankery, 7815 3rd Ave.**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT

TREASURER'S REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on upcoming refurbishment project of the
I-278 Fort Hamilton Parkway Overpass**

Informational Report

**Review of updated CB10 standard outdoor dining
stipulations**

**Committee Report and Recommendation
Discussion and Vote**

**Pedestrian Safety Resolution/Update on Select
Committee for Pedestrian Safety**

**Committee Report and Recommendation
Discussion and Vote**

JOINT YOUTH SERVICES, EDUCATION, LIBRARIES/PARKS/ENVIRONMENTAL COMMITTEE

**Update on presentation by students of MS 407,
650 86th Street, at which they presented their findings
regarding a Sustainability Park Audit that they have
been working on**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

**Community Board 10 Board Meeting Attendance
December 16, 2024, Norwegian Christian Home**

Board Members Present: 30

Ibrahim Anse
Jonathan Bova
Barbara Buchalter-Pollack
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Richard Day
Elizabeth Edmonds
Ann Falutico
Carmen Feliciano
Barbara Germack
Dianne Gounardes
Steve Harrison
Konstantin Hatzis
Pierre Lehu
Joseph Loccisano
Daniel Loud
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Dean Rasinya
Husam Rimawi
Lawrence Stelter
Julie Thum
Sandy Vallas
Barbara Vellucci
Yanfei Wu
Jack Zhang

Board Members Excused: 16

Teri Brennan
Tracie Britton
Jaynemie Capetanakis
Judith Collins
Doris Cruz
Carmelo DiBartolo
Chris Elisson
Michael Festa
Senja Frangipani
Paulette Healy
Daniel Hetteix
Habib Joudeh
Stella Kokolis
Essa Masoud
Henry Stewart
Lori Willis

Board Members Absent: 4

Salah Altayeb
Zhen Huang
Lisha Luo Cai
Xuhui Ni

Community Board 10 General Board Meeting Minutes
December 16, 2024, 7:00 pm, Norwegian Christian Home, 1250 67 Street
YouTube Livestream: <https://www.youtube.com/watch?v=0TJKRcRd9Pc&t>

Vice Chair Vallas called the meeting to order at 7:05 pm and introduced Colonel Melissa “Misty” Cantwell, the Garrison Commander of Fort Hamilton to lead the Honor of the Pledge.

Colonel Cantwell briefly introduced herself and thanked the board for inviting her. She expressed her pleasure at being able to serve at Fort Hamilton which will be welcoming 100 Marines later in the year. She acknowledged the current concern about drones and other flying objects but assured that the airspace around Fort Hamilton and the harbor is secure and well monitored.

Vice Chair Vallas called for the Adoption of the Agenda. Motion by BM Thum, seconded by BM Rasinya.

All in favor. Motion carried.

Vice Chair Vallas called for the Adoption of the Minutes from the November 2024 Board Meeting. Motion by BM Bova, seconded by BM Gounardes.

All in favor. Motion carried.

PUBLIC SESSION

Assembly Member Alec Brook-Krasny

- Thanked the community for re-electing him and for their service
- Their District Office is open at 310 93rd Street
- Shared that this is a wonderful time of year and encouraged all to enjoy the holidays with their families

Assemblyman Lester Chang:

- Thanked the community for re-electing him and for its continued support.
- Announced that there will be a toy drive at his office on Saturday and that the MTA bus will also be at his office from 10 AM to 2 PM on December 30.
- Wished everyone a Happy Holidays!

Councilman Justin Brannan:

- Wished everyone a happy holiday season!
- Provided a recap of the park renovations and school openings that occurred during 2024.
- Expressed his pleasure that the City Council was able to reach a final deal with the City of Yes for Housing with feedback from the board taken into account.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Announced that mobile office hours will begin again at Il Centro (87th and 18th Avenue) beginning on January 16th and they will be there every other Thursday during the year from 1 to 5 PM.
- Thanked the board members for their hard work and wished everyone a Merry Christmas and Happy Holidays!

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Wished everyone a Happy Holiday Season and announced that Borough Hall's Thanksgiving Distribution that occurred on November 22nd was a great success.
- Reminded that Borough Hall has constituent service hours from 9 AM to 5 PM from Monday to Friday.

Shura McLetchie from Catholic Charities:

- Introduced herself as a social worker from Catholic Charities of Brooklyn and Queens
- Reminded everyone of the location at 6823 5th Avenue near Alpine Cinema and provided pamphlets, in multiple languages, with information about the services they provide to homebound seniors.

Public Session:

In the matter of a new SLA license for wine, beer and cider for DD Kings Inc. d/b/a Kitty Kiernan's, 9715 3rd Avenue, Brooklyn NY 11209. The Committee Recommendation was rendered by Police and Public Safety Committee Member Edmonds.

Motion: CB10 to deny the SLA liquor/ wine, beer and cider license application for DD Kings Inc. d/b/a Kitty Kiernan's, 9715 3rd Avenue, unless the applicant agree to the following stipulations:

- 1. The premises will operate as a restaurant/tavern.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicants will not serve or allow BYOB until their license is obtained.**
- 4. The owner or manager will be on site during all hours of operation.**
- 5. The hours of operation are Monday- Sunday 11AM to 4AM. Music Thursday and Friday 10 PM to 1AM, Sat 10 PM to 2 AM. Should issues arise or complaints with the hours of operation the applicant will revisit with the board.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. The doors and windows will be closed with any amplified music.**
- 9. Background recorded/ and or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 11. There will be at least 20% visibility view into the establishment at eye level.**
- 12. 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 Edmonds provided further clarification that this liquor license is due to a change in ownership and that while the establishment had around 50 noise complaints over the past few years, the majority were closed out as unfounded or not a violation.

Motion by BM Greenfield Masyr, seconded by BM Mowery. All in favor, motion carried unanimously.

In the matter of a new SLA license for wine, beer and cider for Blossom Diner LLC. located at 8515 5th Avenue, Brooklyn NY 11209. The Committee Recommendation was rendered by Police and Public Safety Committee Member Edmonds.

Motion: CB10 to deny the SLA wine, beer and cider license application for Blossom Diner LLC, 8515 5th Avenue, unless the applicant agree to the following stipulations:

1. **The premises will be operated 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. **Applicants will not serve or allow BYOB until their license is obtained.**
4. **The owner or manager will be on site during all hours of operation.**
5. **The hours of operation will be Monday – Sunday 8 AM to 7:30 PM**
6. **There will be no smoking permitted.**
7. **There will be no outdoor music.**
8. **The doors and windows shall remain closed with any amplified music.**
9. **Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.**
10. **Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
11. **There will be at least 20% visibility view into the establishment at eye level.**
12. **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**

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

In the matter of a new cannabis retail dispensary license for Lowdest LLC d/b/a High Dankery. located at 7815 3rd Avenue, Brooklyn NY 11209. The Committee Recommendation was rendered by Police and Public Safety Member Edmonds.

Motion: CB10 to render a positive opinion for Lowdest LLC d/b/a High Dankery with the following stipulations:

1. **The hours of operation will be Sunday – Thursday 10 AM to 10 PM Thursday, Friday and Saturday 10 AM to 11PM and on Sunday 11 AM to 9 PM.**
2. **Security Guards will be utilized through a bonded company.**

3. **No smoking and consumption will be permitted on the premises.**
4. **If people congregate outside the security personnel will disperse.**
5. **A queuing access system will be used.**
6. **There will be an ID check at the alcove.**
7. **The applicant will utilize an ID scan system.**
8. **The applicant will utilize cameras in all the access points.**
9. **If there are glazing requirements the applicant will meet such requirements as outlined in the Marijuana Taxation Act (MRTA).**
10. **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.**

Conversation followed about what impact, if any, the Community Board's opinion has on the Office of Cannabis Management (OCM). The board and a significant number of Community Board Ten residents opposed the opening of the cannabis shop at the former Pilo Arts location, but OCM approved its opening anyway. Like the approved dispensary, Lowdest will be closely located near a daycare center with Tutor Time being right next door. BM Edmonds provided that OCM rules allow for a dispensary to be near a daycare or school if it does not occupy the entirety of a building which is the case for Tutor Time. A number of board members expressed concerns that people would still be congregating near the entrance to the daycare center and that secondhand smoke would be an issue. The owner of Lowdest, Starland Joseph, was present at the meeting and assured that his store would enforce no smoking in or around the store. He stated that he was committed to ensuring his store follow all regulatory requirements as well as be a good neighbor. Additional discussion followed concerning how many dispensaries should be allowed within a neighborhood and whether dispensaries should be viewed the same way as bars and liquor stores which are prevalent in the section of third avenue in question. A member of the public opined that the board should wait and see if there are any problems with the cannabis shop that just opened before approving another. BM Edmonds added that the applicant's lawyer lives in Bay Ridge which might help assuage concerns about how the business will be run given the local touchpoint.

Motion by BM Bova, seconded by BM Buchalter-Pollack. 11 in favor, 15 against, 1 recusal – BM Edmonds, 1 abstention – BM Buchalter-Pollack, motion failed.

After the motion failed, BM Edmonds inquired if a board member wanted to make a motion to render a negative opinion, but no member volunteered. DM Beckmann provided that the district office will write a letter to OCM including the board's concerns without rendering a final positive or negative opinion on the dispensary.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Zhang rendered the Traffic and Transportation Committee report. See Attached.

Motion by T&T Chair Zhang; seconded by BM Falutico: CB10 to approve standard outdoor dining stipulations to include the following:

- 1. Restaurant shall meet with the Community Board in case of future issue(s) raised by the community**
- 2. Outdoor cafe area(s) shall close by 11PM Sunday through Thursday and 12:00 midnight Friday & Saturday irrespective of restaurant hours**
- 3. Restaurant shall only use only ambient lighting and shall observe DOT Outdoor Dining regulations regarding electric lighting and electric connections**
- 4. Restaurant shall enforce no smoking regulations in all outdoor area(s) and shall observe NYC Fire Department Codes, including no BBQ, no open flames, and no fire pits. Smoking, including but not limited to cigars, pipes, cigarettes, electronic cigarettes, marijuana, and smokeless tobacco, shall not be permitted in any outdoor café area. Signs necessary to comply with this requirement must be prominently and conspicuously posted in those areas, and ashtrays shall be prohibited.**
- 5. Outdoor cafe area(s) must have seated food service (e.g., not used for storage)**
- 6. Outdoor area(s) shall be kept clean overnight, and furniture must be secured and locked at night.**
- 7. Pest and rodent control shall be applied in all outdoor cafe area(s)**
- 8. Restaurant shall observe NYC Noise Code Regulations and enforce these regulations among patrons**
- 9. Restaurant shall not reserve or block street parking spaces for valet parking or other uses through any means, including but not limited to cones, signs, curb markings, as detailed in Traffic Rules of City of New York 4-08 (7) Unofficial reserving of parking space - It shall be unlawful for any person to reserve or attempt to reserve a parking space, or prevent any vehicle from parking on a public street through his/her presence in the roadway, the use of hand-signals, or by placing any box, can, crate, handcart, dolly or any other device, including unauthorized pavement, curb or street markings or signs in the roadway.**
- 10. Restaurants shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.**

Discussion followed about the enforcement of the “no smoking” stipulation as well as the stipulations concerning parking spaces being used by restaurants for valet parking or other means. Violations of the no smoking policy can be reported to the district office and multiple infractions could lead the board to vote against a renewal of the outdoor license. Restaurants are already prohibited from reserving public parking spaces, but the stipulations explicitly let restaurants know this. Additional concern was raised by BM Harrison about the wording surrounding securing furniture as he is aware of situations where outdoor dining furniture was used by teens and other individuals throughout the night due to the furniture being easily accessible. A friendly amendment was made to add language that furniture must be both secured and locked.

All in favor. Motion carried.

Motion: CB10 to pass the following resolution:

Whereas, one pedestrian killed in our neighborhood is one too many; and

Whereas, crashes that result in death or serious injury are not inevitable but preventable through systemic changes; and

Whereas, in many years there were no pedestrians killed in Brooklyn Community District Ten yet pedestrian deaths are rising in our District; and

Whereas, members of this Board care deeply about the safety of our friends and neighbors; and

Whereas, this Board is uniquely positioned to advocate for safe streets in our District; and

Whereas, Community Board 10 Brooklyn reaffirms its commitment to a goal of zero pedestrian deaths and serious injuries resulting from crashes in our district, therefore

Be It Resolved that Community Board 10 is establishing a Select Committee on Pedestrian Safety to develop concrete steps toward achieving this goal and will seek out equitable solutions, prioritizing our most vulnerable pedestrians, including children and older adults, and

Be It Further Resolved that this Board will seek out opportunities to make our streets safer when it is called upon to review proposals from the Department of Transportation or other agencies.

Motion seconded by BM Day.

BM Rasinya came to the podium and spoke about all the past and current work Community Board Ten has put into improving pedestrian safety in the neighborhood. He highlighted the number of motions and various initiatives that have taken place going back to the very beginning of the board. He felt that the current resolution is unnecessary given all the work that CB10 has done and continues to do and proposed that the current motion be tabled and that a motion to create a subcommittee, without the additional language, be maintained.

Discussion followed about the current need to address pedestrian safety given the recent rise in pedestrian deaths within CB10 as well as the changes in ways people travel that have occurred in the past few years with electronic bikes/scooters, mopeds and larger cars more prevalent. Several board members stated that they believed by passing this resolution, the Department of Transportation might examine Community Board 10 more closely and take its concerns more seriously. Suggestions were made to change the language of the proposal, but maintain its essence, so that it would not be misinterpreted and imply that CB10 has not been taking this issue seriously.

Motion by BM Dean Rasinya: CB10 to table the Pedestrian Safety Resolution except for the language concerning forming the Select Committee for Pedestrian Safety, seconded by BM Loccisano. 9 in favor, 18 opposed. Motion failed.

BM Gounardes made a friendly amendment to eliminate the original first five lines of the resolution, seconded by BM Mowery. 13 in favor, 13 opposed. Motion failed.

Following further discussion **BM Zhang made a motion to rearrange the wording of the resolution to have it begin with “Whereas – Community Board 10 Brooklyn reaffirms its commitment to a goal of zero pedestrian deaths and serious injuries resulting from crashes in our district” and then continue with the rest of the wording in the resolution, seconded by BM Buchalter-Pollack. All in favor, Motion passed.**

JOINT YOUTH SERVICES, EDUCATION, LIBRARIES/PARKS/ENVIRONMENTAL COMMITTEE

Chair Buchalter-Pollack rendered the Committee report. See Attached.

OLD BUSINESS

BM Thum inquired if there was any further information available regarding the Visitation property. There is no update as of now.

BM Zhang reminded all that congestion pricing will begin on January 5th. A briefing meeting will be held for elected officials and community boards. BM Gounardes added that there are YouTube video available to explain all the details of the plan.

BM Thum asked if there was any information about where the new CitiBike stations will be positioned. Acting Chair Vallas responded that we do not know yet.

BM Greenfield Masyr asked if something more can be done about the street vendors and taco trucks in the neighborhood. DM Beckmann stated that she will bring up this issue again at the upcoming District Service Cabinet Meeting. Sanitation has a new unit inspecting vendors which BM Loccisano mentioned removed three trucks from the Dyker Heights Christmas light area.

BM Mirville- Shahzada asked if any more information is available about the recent jewelry store robberies on Fifth Avenue. DM Beckmann stated that she will inquire at the upcoming District Service Cabinet meeting.

NEW BUSINESS

No new business

Seeing no further new business, Vice Chair Vallas adjourned the meeting at 9:30 pm.

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

Date/Time: December 10, 2024/7:00 PM

Call 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 December 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 Liquor, wine, beer and cider application for DD Kings Inc. D/B/A Kitty Kiernan's 9715 and 9715 3rd Ave Brooklyn, NY 11209.
2. New SLA Wine, Beer and Cider application for Blossom Diner LLC, premise 8518 5th Ave Brooklyn, NY 11209
3. Application for a Retail Cannabis Dispensary for Lowdest LLC d/b/a High Dankery premise 7815 3rd Avenue Brooklyn, NY 11209

New SLA License for Liquor, wine, beer and cider for DD Kings Inc d/b/a Kitty Kiernan's located at 9715-9717 3rd Avenue Brooklyn, NY 11209.

The applicant, John Bennet, was present at CB 10 office. The premises has operated as a restaurant/ tavern since 1996. The hours of Operation will be and is currently Monday through Sunday 11AM -4AM. There have been approximately two 311 complaints for noise in past few months.. The Police Dept reports no adverse history at this location. There have been approximately 50 other 311 complaints in the past 2 years, and all were closed with no action necessary or unfounded. The CB 10 did a 5 year lookback and had no complaints for this establishment. Mr. Bennett currently operates another establishment in Bay Ridge Indigo Murphys at 7102 Fort Hamilton Parkway. The hours of operation were discussed, and it was agreed that if issues arise the hours will be revisited by the board and the applicant. There will be background music and may have live acoustic music. There will be 5 tables with 25 seats. The Certificate of Occupancy (CO), dated January 9, 1979, has an occupancy at 35 for each address for a maximum of 70. In the description on the CO on the first floor is an eating and drinking establishment (entertainment limited to three (3) stringed instruments and one family).

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/tavern.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation are Monday- Sunday 11AM to 4AM. Music Thursday and Friday 10 PM to 1AM, Sat 10 PM to 2 AM. Should issues arise or complaints with the hours of operation the applicant will revisit with the board.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows will be closed with any amplified music.
9. Background recorded/ and or music sound levels will remain below the level permitted by the NYC Noise Code.

10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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 SLA License for wine, beer and cider for Blossom Diner LLC located at 8518 5th Ave Brooklyn, NY 11209

The applicant Liliana Isidoro and her attorney Charles Breitermon were present at CB-10 Office. The establishment has operated as a restaurant for several decades. The hours of operation are Monday – Sunday 8 AM to 7:30 PM. The establishment has 29 tables with 80 seats and has a capacity of 104. The premises does have a Place of Assembly listed for 104 occupants. There will be delivery service done by bicycle. The establishment will only have background music. The premises has no adverse history, this location was formerly Hinsch's, and Stewarts.

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 be operated 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. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation will be Monday – Sunday 8 AM to 7:30 PM
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by NYC Noise Code.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. 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.

Application for a New Cannabis Retail Dispensary Lowdest LLC d/b/a High Dankery OCM CAURD 2024-000134 located at 7815 3rd Avenue Brooklyn, NY 11209.

The applicant Starland Joseph was present along with his attorney Eugene Stripinsky at CB 10 Office. The hours of operation are Monday – Thursday 10 AM to 10 PM Friday and Saturday 10 AM to 11 PM and on Sunday 11 AM to 9 PM for a total of 84 hours.

The location was previously Brooklyn Smokes which received a cease-and-desist letter from Office of Cannabis Management (OCM) in July 2022 for the unlicensed sale of cannabis. The location is next door to Tudor Time Day Care Center which is located on the 2nd floor of 7817 3rd Avenue. The applicant was asked if he was involved with Brooklyn Smokes, and he answered no and he is the current lease holder of the premises and does have an active lease and the owner of the building is aware of what type of business is going in the store. Security guards will be utilized through a contracting agency. There will be age verification through a POS system. The applicant will have access to the yard but will not be using it. The applicant will manage the day-to-day operation. The applicant has supplied a business plan, floor plan, intro letter and employee manual.

The concern was that the location is close proximity to a day care center, yet the day care center does not occupy the entire building. The Office of Cannabis Management has granted a Proximity Protection to the applicant and the applicant has an active Conditional Adult Use Retail Dispensary License (CAURD). There will be no events for this establishment. Another concern was that more applicants are being submitted for dispensaries and how close these dispensaries can be from one another. Does the community need several dispensaries in close proximity to each other. It is understood that a dispensary cannot be within 1000' of another dispensary, cannot be within 200 feet of a house of worship, cannot be within 500' and on the same road as a school and that building must be solely used for a school.

A motion was made to render a positive opinion with the following stipulation:

1. The hours of operation will be Sunday – Thursday 10 AM to 10 PM Thursday, Friday and Saturday 10 AM to 11PM and on Sunday 11 AM to 9 PM.
2. Security Guards will be utilized through a bonded company.
3. No smoking and consumption will be permitted on the premises.
4. If people congregate outside the security personnel will disperse.
5. A queuing access system will be used.
6. There will be an ID check at the alcove.
7. The applicant will utilize an ID scan system.
8. The applicant will utilize cameras in all the access points.
9. If there are glazing requirements the applicant will meet such requirements as outlined in the Marijuana Taxation Act (MRTA).
10. 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.


After a discussion period the motion passed with 4 in favor and 3 against.

New and old Business:

A request was made to DOT for Shore Road and Bay Ridge Ave. for red light cameras and speed cameras. The 068 Pct has a new Commanding Officer Capt. John Desaro.

The meeting ended at approximately 7:45 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Chris Elisson" with a stylized flourish at the end.

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Jonathan Bova

BM Judith Collins
BM Michael Festa

Zoom

BM Elizabeth Edmonds
BM Ruth Greenfield Masyr
BM Lori Willis

Excused Committee members:

BM Barbra Vellucci
BM Salah Altayeb

Absent:

BM Xuhui Ni
BM Husam Rimawi
BM Sandy Vallas

Applicants:

Kittey Kiernean's

John Bennet

Blosson LLC

Liland Isedero
Charles Biterman

Lowdest LLC

Starland Joseph
Eugene Strepinsky
Katheleen Dujour

Hon Susan Zhand Office

Anna Firova

Chair's Report – December 16, 2024

Good evening, Board Members and welcome to our December meeting. During this festive season, we are fortunate to be at the Norwegian Christian home surrounded by the beauty of Dyker Lights. If you love the warmth of holiday decorations, then seeing the magnificent displays in Dyker Heights and Bay Ridge are part of your traditions. We wish a Happy Holiday to all who are celebrating during this season of light.

Previously, it was discussed at a general meeting that we must further address pedestrian safety in our community. Our community has been shaken by pedestrian fatalities over the past couple of years. With the rise of e-bikes and scooters, we have seen an additional rise in pedestrian safety concerns. We must always remember that at some point in the day, everyone is a pedestrian, which is why pedestrian safety is an essential part of the quality of life in a community. This issue affects everyone - from the youngest to the oldest members of our community. In response, I have created a 2025 Select Committee on Pedestrian Safety, which will focus on pedestrian safety in CB10 and provide a critical update to the CB10 Select Pedestrian Safety Conditions Report, which was completed in 2011 and updated in 2018. The Select Committee will be made up of members from Traffic & Transportation, Police and Public Safety, Youth Services, Education and Libraries and the Older Adults Committees. We are pleased to announce that Daniel Hetteix has graciously volunteered to chair this committee, and he will be assisted by Vice Chair Barbara Buchalter-Pollack. Additional Board Members of the committee will include Elizabeth Edmonds, Chris Elisson, Stephanie Simone-Mahaney, Daniel Loud, Ruth Greenfield Masyr and Christopher Cesarani.

In conjunction with this effort, we have received a resolution submitted by Public Member Staley Dietrich, which was discussed during the Traffic and Transportation Committee, was modified, and was emailed to all Board Members last week. This proposed resolution will be shared and voted upon by the Board during the Traffic & Transportation Committee report. The Pedestrian Safety Select Committee will present its findings to the General Board in Spring of 2025.

We wish to thank Staley for this thoughtful proposal and thank Dan, Barbara and all of our volunteers for their gift of time and dedication to our community by being a part of this Select Committee.

We hope that part of everyone's New Year's resolutions will be to stay active, involved and engaged in our community. We wish a Happy, Healthy and Safer New Year to all.

Respectfully submitted,
Jaynemie Capetanakis
Chair, CB 10



District Manager Report
December 16, 2024

Good Evening Board Members,

As I mentioned last month, the Mayor's Office of Citywide Event Management Coordination assists each year with organizing interagency meetings in advance of the beginning of the Dyker Lights viewing season to provide additional resources to the area including traffic control agents, patrol personnel, corner baskets, light tower to aid pedestrian safety at 86th Street at 12th Avenue. We are grateful for the assistance of our local elected officials who advocated for additional agency personnel to maintain safety.

The NYPD has provided resources for the 68th Precinct to address traffic control and pedestrian safety. The NYPD light tower also illuminates the tour bus drop off. The District Office receives many calls each year. Neighbors have called the District Office regarding traffic congestion and unlicensed vending.

I am pleased to share that CB10 is working on updating the Senior Resource Guide and Coupon Guide that was last updated in 2019 in cooperation with the Bay Ridge Center and Age Friendly Committee. We have a wonderful intern assigned to our office from the Bay Ridge Center. We hope to have it updated and complete by Spring.

DCP Chair Garodnick emailed the District Office on Friday with a message to all Community Board Members. Chair Garodnick thanked Board Members for the time and attention dedicated in considering *City of Yes for Housing Opportunity*.

The City Council approved this proposal with modifications, which were summarized in a document that was shared with Board Members and will be included in our upcoming newsletter. The final plan strikes a careful balance to address concerns about infrastructure and neighborhood character, while still enabling more than 80,000 new homes over the next 15 years. The plan also allocates \$5 billion to upgrade infrastructure, to build affordable housing, to protect tenants, and to support homeownership. DCP will be creating additional materials to explain the final plan and the Zoning and Land Use Committee will be reviewing those materials this session.

The Council's modifications, along with those already made by the City Planning Commission, respond to the thoughtful feedback from Community Boards. Such feedback is a critical part of our land use review process, and we look forward to continuing to engage with you, as we work to create a brighter future for New York City.

Last week, the CB10 newsletter included Fire safety tips as winter holidays are a prime time for fires to occur. FDNY notified CB10 of two recent fires in the District – a structural fire on the 2nd Floor at 9824 4 Avenue and 6700 3rd Avenue, a one story occupied commercial building.

Announcements

Trash, Curbside Composting, or Recycling Collection on Christmas Day, Wednesday, December 25, 2024

Residents who normally receive **Wednesday trash, curbside composting, or recycling collection** may place their material at the curb Wednesday evening, for collection beginning Thursday. However, residents should expect collection delays, as is common after holidays.

The January General meeting will take place on Monday, January 27, 2025 at the Knights of Columbus 1305 86th Street.

On behalf of Dorothy, Amanda and myself, we would like to wish to all of you in celebrating this holiday season -- a Merry Christmas, A Happy Hannukah, Happy Kwanza and a healthy and prosperous New Year.

Respectfully submitted,


Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

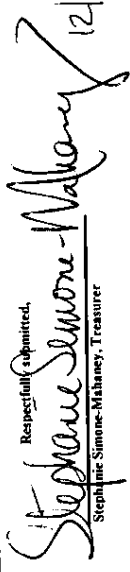
Fiscal Year: July 1, 2024 to June 30, 2025

Budget Appropriation for FY 2025	\$290,125.00
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	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	Y - T - D
DISTRICT MANAGER	\$11,965.02	\$17,554.38	\$11,702.92	\$11,702.92	\$11,702.92	\$11,702.92							\$64,628.16
COMMUNITY COORDINATOR	\$7,268.19	\$10,660.17	\$7,106.78	\$7,115.03	\$7,115.03	\$7,115.03							\$39,265.70
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,078.56							\$11,319.35
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE	\$77.50												\$77.50
Total Personal Services	\$21,376.92	\$31,285.15	\$20,852.63	\$20,878.80	\$20,897.01	\$20,878.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,296.71

Expenses 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	79.99	79.99	79.99							
10X	Intra-City Supplies												
40B	Intra-City Telephone												
100	Supplies & Materials												
101	Printing Supplies												
117	Postage												
170	Cleaning Supplies												
199	Data Processing Supplies												
302	Telecomm. Equipment												
314	Office Furniture												
315	Office Equipment		3,479.23										
319	Security Equipment	130.80			120.00								
332	Data Process Equipment		307.79										
337	Books												
402	Tel./Communications		89.68	89.68									
412	Rental/Misc./Equip					22.55							
417	Advertising												
431	Leasing Misc. Equip.												
451	Local Travel Expenditures												
602	Telecomm. Maintenance	111.44	55.72	1,295.47	111.44								
613	Office Equip. Maint.												
613	Data Process. Equipment												
615	Printing												
622	Temporary Services-contractual												
624	Cleaning Services		142.00		142.00								
686	Professional/Computer Services												
684	Professional/Computer Services	563.65			780.00								
676	Infrastructure Maint/Operation	\$887.88	\$4,154.41	\$1,465.14	\$1,233.43	\$102.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,843.40
Total Other than Personal Services													
TOTAL PS AND OTFS EXPENSES		22,264.80	35,439.56	22,317.97	22,112.23	20,999.55	0.00	0.00	0.00	0.00	0.00	0.00	123,134.11

TOTAL UNCOMBURED BUDGET BALANCE	\$165,990.89
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Respectfully submitted,

 Stephanie Simone-Mahoney, Treasurer
 12/16/24

Report On I-278 Fort Hamilton Parkway Overpass Refurbishment Project

On December 9th, 2024, the Traffic and Transportation Committee received a presentation from the New York State Department of Transportation on the I-278 Fort Hamilton Parkway Overpass Refurbishment Project. The refurbishment addresses substantial deterioration of the bridge and improves pedestrian and cyclist safety. The project involves a comprehensive overhaul of the bridge, including the replacement of the deck, superstructure, and substructure, with only one portion of the west abutment kept and repaired. The project will introduce a protected bike lane while maintaining the existing travel and parking lanes and will remove a bus stop in the middle of the bridge in coordination with the MTA due to the closeness of the two bus stops before and after the bridge.

The project construction contract will be awarded in early 2025 with projected construction to occur from Spring 2025 through Fall 2027, a period of about 2.5 years. To minimize disruptions to traffic flow, the project will be implemented in three phases. During each phase, efforts will be made to maintain at least one lane of traffic open on the overpass. The project may fully close the street for up to 25 days and up to 115 nights. When closed during the daytime, the street may only be closed from 10am to 3pm. A pedestrian walkway will be maintained throughout the construction, even through street closure days or nights. The Gowanus expressway is not expected to be negatively impacted. The project team may use regular lane closures during regular allowed hours and expects to maintain 3 lanes throughout.

The committee feedback was generally positive with some requests. When the streets are closed, bikes are diverted to the nearby pedestrian walkway on 84th Street and so the committee has requested traffic agents be present to enforce dismounts when crossing the bridge. The committee requested that the project team reach out to nearby schools to coordinate for street closures. Additionally the committee requested that the street design accounts for a grade separation between the bike lane and the pedestrian walkway, not only between the sidewalk and the motorized lanes.

The project will have an engineer-in-charge and a construction community liaison to distribute construction notices and to field feedback. Please reach out to the district office who will direct feedback and concerns to the construction liaison.

Update on Standard Outdoor Dining Stipulation

The T&T committee discussed updates to our standard outdoor dining stipulations for clarity and completeness based on previous open dining applications.

Motion to update the standard outdoor dining stipulation to be the following:

1. Restaurant shall meet with the Community Board in case of future issue(s) raised by the community
2. Outdoor cafe area(s) shall close by 11PM Sunday through Thursday and 12:00 midnight Friday & Saturday irrespective of restaurant hours
3. Restaurant shall only use only ambient lighting and shall observe DOT Outdoor Dining regulations regarding electric lighting and electric connections
4. Restaurant shall enforce no smoking regulations in all outdoor area(s) and shall observe NYC Fire Department Codes, including no BBQ, no open flames, and no fire pits. Smoking, including but not limited to cigars, pipes, cigarettes, electronic cigarettes, marijuana, and smokeless tobacco, shall not be permitted in any outdoor café area. Signs necessary to comply with this requirement must be prominently and conspicuously posted in those areas, and ashtrays shall be prohibited.
5. Outdoor cafe area(s) must have seated food service (e.g., not used for storage)
6. Outdoor area(s) shall be kept clean overnight, and furniture must be secured at night.
7. Pest and rodent control shall be applied in all outdoor cafe area(s)

and locked

8. Restaurant shall observe NYC Noise Code Regulations and enforce these regulations among patrons
9. Restaurant shall not reserve or block street parking spaces for valet parking or other uses through any means, including but not limited to cones, signs, curb markings, as detailed in Traffic Rules of City of New York 4-08 (7) Unofficial reserving of parking space - It shall be unlawful for any person to reserve or attempt to reserve a parking space, or prevent any vehicle from parking on a public street through his/her presence in the roadway, the use of hand-signals, or by placing any box, can, crate, handcart, dolly or any other device, including unauthorized pavement, curb or street markings or signs in the roadway.
10. Restaurants shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.

Resolution on Pedestrian Safety

The Traffic and Transportation Committee approved and proposes the following resolution to the Board:

- enrollment*
- Whereas, one pedestrian killed in our neighborhood is one too many; and
 - Whereas, crashes that result in death or serious injury are not inevitable but preventable through systemic changes; and
 - Whereas, in many years there were no pedestrians killed in Brooklyn Community District Ten yet pedestrian deaths are rising in our District; and
 - Whereas, members of this Board care deeply about the safety of our friends and neighbors; and
 - Whereas, this Board is uniquely positioned to advocate for safe streets in our District; and
 - Whereas, Community Board 10 Brooklyn reaffirms its commitment to a goal of zero pedestrian deaths and serious injuries resulting from crashes in our district.

Therefore, Be It Resolved that Community Board 10 is establishing a Select Committee on Pedestrian Safety to develop concrete steps toward achieving this goal and will seek out equitable solutions, prioritizing our most vulnerable pedestrians, including children and older adults, and

Be It Further Resolved that this Board will seek out opportunities to make our streets safer when it is called upon to review proposals from the Department of Transportation or other agencies.

Respectful submitted,
 Jack Zhang
 Chair



**Joint Committee Meeting of YSEL, Parks, and Environmental
Meeting - 12/02/2024**

On Wednesday, December 2, 2024 at 9 AM, The YSEL, Parks, and Environmental committees held a joint hybrid meeting, in person, and on ZOOM at CB 10's District office. The committees met in quorum, with the required members present in person and on zoom.

The meeting was called so that 6th grade students from IS 407 could present the results of their sustainability audit of Dyker Park.

Accompanying the students were their Principal Stephen Lombardo, their STEM teacher, and Sustainability coordinator, Gindy Scungimillo, and many proud parents. Also in attendance was Christopher Clay DC 10's Park Manager. District 20's Superintendent, Dr. David Bruno had planned to attend but had to cancel due to an unexpected family commitment.

The students had done extensive research and field work, as a part of their audit, and shared their extensive and substantive findings in a slide presentation. These findings included:

- The overall underutilization of Dyker Park
- The lack of native plantings and vegetation
- The neglect of physical structures like paths, walkways, water fountains and rest facilities.
- The lack of activities, like Movie Nights or Summer Concerts that typically occur in public parks.
- The lack of sufficient and clearly clearly labeled recycling receptacles.

A lively discussion ensued as to how Dyker Park could be rejuvenated, with sustainability on mind. Suggestions included:

- Establishing partnerships between schools, libraries and with senior centers, in DC 10, who could work collaboratively on sustaining our community greenspaces
- Looking into resources for obtaining native plants, many of which are free. One potential identified resource being the Greenbelt Native Plant Center in Silver Spring.
- Looking into possible events to be held in the park, like concerts or family movie nights.
- Obtaining and or creating clearly labeled recycling and trash receptacles.
- Collecting rain water for planting maintenance.

Joint Committee Report of Youth Services and Education
Meeting - 12/04/2024

- Painting existing structures like benches

-We also discussed free resources that might be available through NYC's Green Point program.

It was truly gratifying to see the investments students, teachers and parents are making in rejuvenating Dyker Park. Their energy and enthusiasm for this project, which is a priority for CB 10, is inspiring, and we look forward to helping them do it.

Respectfully Submitted,



Barbara Buchalter-Pollack
Chairperson, Youth Services, Education and Business Committee

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Milagros Bistro Latino LLC 7215 Third Avenue	Renewal 12/04/2024	liquor, wine, beer, cider
John Hughes Knights of Columbus Inc. 1305 86 th Street	Renewal 12/05/2024	liquor, wine, beer, cider
Mussels & More Ltd. 241 Bay Ridge Avenue	Renewal 12/05/2024	liquor, wine, beer, cider
Sabor Andino #2 Inc. 6314 14 th Avenue	New** 12/11/2024	liquor, wine, beer, cider
Ravenhead Restaurants LLC 9515 Third Avenue	New** 12/11/2024	liquor, wine, beer, cider
FVSO Restuarant & Bar Corp. d/b/a Las Margaritas Restaurant & Bar 9208 Third Avenue	New** 12/11/2024	liquor, wine, beer, cider
86 Joy Café Inc. 8608 Fourth Avenue	New** 12/11/2024	wine, beer, cider
Skinflints Restaurant Inc. 7902 5 th Avenue	Renewal 01/06/2025	liquor, wine, beer, cider
New Phoenix Seafood Restaurants Inc. 912 65 th Street	New** 01/07/2025	wine, beer, cider

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