

2nd AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
January 27, 2025, 7:00 pm, Knights of Columbus, 1305 86 Street
YouTube Livestream link - <https://youtube.com/live/IB0dv1zGN91>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

December 16, 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
86 Joy Café Inc., 8608 4th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**SLA License upgrade to liquor, wine, beer, cider
license at Sabor Andino #2 Inc., 6314 14th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New adult-use retail dispensary license application
at Flynnstoned Cannabis Company, 8110-8112 5th Ave.**

**Committee Report and Recommendation
Discussion and Vote**

**Cannalicious Adult Use Retail Dispensary Listed on OCM
Proximity Protection Map at 9415 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**DOT Open Dining Roadway Café Application
16 feet long and 6 feet wide for four tables and
8 seats at Brooklyn Brew Café, 310 79th Street**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Proposal by DOT for speed reduction to 15mph on
Battery Avenue between 88th and 86th Streets**

**Committee Report and Recommendation
Discussion and Vote**

**Update regarding service enhancements and service
frequency increases and/or running time adjustments
for the X27 bus line and the S79SBS operating between
Staten Island Mall and Bay Ridge**

Informational Report

PEDESTRIAN SAFETY SELECT COMMITTEE

**Discussion on Select Committee for Pedestrian Safety
goals, process and timeline for completion of an updated
Pedestrian Safety Report**

Informational Report

YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE

**Update on new MESA Charter School set to open in
August of 2025 at 1222 63 Street**

Informational Report

Update on Civics for All program within District 20

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 Board Meeting Member Attendance
January 27, 2025, 7:00pm, Knights of Columbus, 1305 86th Street

Board Members Present:35

Jonathan Bova
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
Senja Frangipani
Barbara Germack
Dianne Gounardes
Konstantin Hatzis
Daniel Hetteix
Habib Joudeh
Pierre Lehu
Daniel Loud
Stephanie Simone-Mahaney
Essa Masoud
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Xuhui Ni
Dean Rasinya
Lawrence Stelter
Henry Stewart
Julie Thum
Barbara Vellucci
Jack Zhang

Board Members Excused: 10

Salah Altayeb
Ibrahim Anse
Teri Brennan
Doris Cruz
Michael Festa
Stephen Harrison
Stella Kokolis
Dr. Husam Rimawi
Sandy Vallas
Lori Willis

Board Members Absent: 5

Paullette Healy
Zhen Huang
Joseph Loccisano
Lisha Luo Cai
Yanfei Wu

Community Board 10 General Board Meeting Minutes
January 27, 2025, 7:00 pm, Knights of Columbus, 1305 86 Street
YouTube Livestream: <https://www.youtube.com/watch?v=IB0dv1zGN9I&t=1791s>

Chair Capetanakis called the meeting to order at 7:05 pm and introduced Board Member and former Board Chair Dean Rasinya to lead the Honor of the Pledge. BM Rasinya will not be seeking reappointment after serving for 25 years on the board and holding numerous leadership positions.

BM Rasinya spoke a few words about how much he enjoyed his time on the Board. He thanked DM Josephine Beckmann, Community Coordinator Dorothy Garuccio and the board office for all the hard work they do for the community, and he thanked the current and former board members for making his time on the Board so enjoyable.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Gounardes, seconded by BM Joudeh.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the December 2024 Board Meeting. Motion by BM Buchalter-Pollack, seconded by BM Thum.

All in favor. Motion carried.

PUBLIC SESSION

Laurie Windsor representing Congresswoman Nicole Malliotakis:

- Announced that the office will be having a Presidents' Day essay contest for students from Grade 3 to 5. The topic is "How would you make your community or country better if you were President?".

Richard Barsamian representing Assemblyman Alec Brook-Krasny:

- Greeted everyone and thanked BM Rasinya for all his service to the community.
- Reminded everyone to look out for their neighbors during the harsh winter weather and snow that the city has been experiencing.

Michel Pardo representing Councilman David Carr:

- Greeted everyone and stated that anyone who lives within Councilman Carr's district can go to him with constituent issues.

Stephanie Giovinco representing Councilman Justin Brannan and Senator Andrew Gounardes:

- Greeted everyone and announced that the Department of Finance will be at Councilman Brannan's Bay Ridge office on January 29th to assist with property taxes and property valuations.
- Senator Gounardes' office is currently holding their annual Valentines Day Card for Seniors drive.
- Announced the next shredding and e-waste event at St. Anselm's will take place on May 17th.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and announced that in 2024 the Councilwoman's office helped over 1400 constituents, held over 180 mobile office hours and secured funding for a number of local organizations, parks and libraries.
- Thanked everyone and wished all a Happy Lunar New Year!

Nancy Lulu representing Brooklyn's District Attorney's Office:

- Wished everyone a Happy New Year and shared crime statistics from 2024; serious crimes and homicides were down across Brooklyn with 2024 seeing the fewest number of shooting victims on record.
- Thanked everyone on the board for their hard work and told BM Rasinya that he will be missed!

Raymond Morales representing Senator Steven Chan:

- Introduced himself as the community outreach liaison for the newly elected Senator.
- Announced that the Senator's office is located at 6505 Fort Hamilton Parkway, and he looks forward to working with and serving the community.

BM Elizabeth Edmonds regarding subway safety:

- Provided information about another recent crime that occurred on the subway with a woman being pushed onto the subway tracks. The alleged perpetrator had two very recent arrests and was released without bail as recently as January 22nd.
- Asked that the elected officials do something to help make the trains safer as they are a vital part of the city, and many New Yorkers feel terrified to ride them.

Public Session:

In the matter of a new DOT Open Dining Roadway Application at Brooklyn Brew Café 310 79th Street, the Committee Recommendation was rendered by Traffic and Transportation Committee Chair Zhang.

Motion: CB10 to deny application number 20240904030001 for a roadway cafe unless the applicant agrees to the following stipulations:

- 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)**
- 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.**
- 11. (Added stipulation:) Restaurant shall store outdoor furniture inside the restaurant overnight and shall lock and secure the roadway cafe to prevent overnight usage and loitering**

BM Carmosino inquired as to whether neighbors were informed about the application as the café is located right next to an apartment building and the outdoor dining furniture would occasionally be in front of residences. Chair Zhang responded that the café was told that under the new rules they cannot have tables and chairs on the sidewalk nor in front of nearby residences and the café agreed to abide by those rules. Neighbors were informed and the board office did receive comments about noise issues that occurred at night, most likely from nearby bar patrons using the outdoor furniture during off hours since it was not stored away previously. The café owners agreed to lock up moving forward.

33 in favor. Two opposed, BM Vellucci, BM Simone-Mahaney – Motion carried.

Following the vote Brooklyn Brew Café owner, Brian Madden, came to the podium to introduce himself and stated that he does a lot of charitable work and was interested in working more with the Community Board. He stated that the café was more than willing to work with the board and the community to work out issues related to noise, hours of operation or anything else that might arise, and he and his wife are always available to help.

In the matter of a new SLA license for class change to liquor/wine/beer and cider at Sabor Adino #2 Inc. premises 6314 14th Ave. The Committee Recommendation was rendered by Police and Public Safety Committee Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license class change for Sabor Adino #2, 6314 14th 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 are Monday – Thursday 10 AM to 12AM, Friday – Sunday 10AM to 2 AM.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**

8. **The doors and windows will remain closed with 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.**

Motion Seconded by BM Thum. All in favor, motion carried unanimously.

In the matter of a new SLA license for wine, beer and cider for 86 Joy Café Inc. located at 8608 4th Avenue, Brooklyn NY 11209.

Motion: CB10 to deny the SLA wine, beer and cider license application for 86 Joy Café Inc., 8608 4th 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 11AM – 9 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 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.**

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

In the matter of a new retail dispensary premises, Flynnstoned Cannabis Company, located at 8110-8112 5th Avenue.

Motion: CB10 to render a negative opinion for Flynnstoned Cannabis Company, 8110-8112 5th Avenue, due to the following:

1. **The Office of Cannabis Management has given Proximity Protections to five (5) locations within the confines of Community Board 10. Kaya Bliss located at 3rd Ave between 85th Street and 84th Street had its grand opening recently. The committee does not see a need for another dispensary at this time.**
2. **The location is also in close proximity to Bambi Daycare located at 405 81 Street.**

Discussion followed about the name of the establishment and whether it could be seen as targeting the underage. OCM has already approved three other locations using the Flynnstoned name. The owner of those establishments, Michael Flynn, is now selling the name as a brand since he cannot hold ownership in more than three stores. BMs Mirville-Shahzada and Feliciano both shared that seniors, particularly older white women, were an attractive demographic for cannabis business and expressed concerns that Bay Ridge could see many stores opening within the neighborhood which would also bring in an influx of outside cannabis consumers potentially with negative impacts. Further discussion followed about how likely it would be for CB10 to see a disproportionate number of stores opening within its boundaries and Chair Elisson stated that all the applicants the committee has seen have been from outside the area so clearly see CB10 as a good business opportunity. Other board members expressed their concerns about rendering a negative opinion simply because the board does not want any more cannabis stores. Chair Elisson stated that the board can only provide a positive or negative opinion to OCM as the office is not enforcing stipulations and the opinions from actual community residents regarding this location were all negative. Additional comments followed about the location being near day care centers, after school activities and other places geared towards children and how OCM regulations do not take those into account unless they are on the exact same road/street.

Motion seconded by BM Germack. 27 in favor, 8 opposed, motion carried.

Motion: CB10 to send a letter to the Office of Cannabis Management informing them that Cannalicious LLC was approved for an adult retail license despite not following the correct procedure of notifying the local municipality about their intended address.

Seconded by BM DiBartolo. 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

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

Motion: CB10 to provide feedback to DOT in support of the speed reduction on Battery Avenue between 88th Street and 86th Street from 25 MPH to 15 MPH and to recommend the usage of a speed bump and appropriate signage.

Seconded by BM Falucito. 34 in favor, 1 opposed – BM Lehu, motion carried.

PEDESTRIAN SAFETY SELECT COMMITTEE

Char Hetteix rendered the Committee report. See attached.

YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE

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

OLD BUSINESS

Zoning and Land Use Committee Chair Simone-Mahaney provided an update on the City of Yes for Housing Opportunity which was passed by the City Council on December 5, 2024 with modifications. Along with its passage, the Council also secured \$5 billion in city and state funding for improvements to infrastructure and affordable housing initiatives. The Zoning and Land Use Committee has requested a presentation from City Planning to fully understand what was passed and its possible impact on CB10; we are waiting to hear back about a date.

BM Zhang shared that the impetus for his joining the board was that he was aboard the N train where the April 2022 mass shooting incident occurred. Subway safety is one of his utmost concerns and he would like to request that the MTA come to the board to discuss what they are doing to improve safety, especially considering the increased funds that are being collected from congestion pricing.

NEW BUSINESS

BM Lehu inquired as to what the board should do in regard to the Office and Cannabis Management not enforcing stipulations in the same manner as the State Liquor Authority. He suggested sending a letter and reaching out to other boards. DM Beckmann stated that several other members have discussed this issue at prior committee meetings, and it might be helpful to send a letter to OCM for clarity in regard to how they handle stipulations as well as to the state elected officials who can amend cannabis laws.

Motion: CB10 to send a letter to the Office of Cannabis Management and to State elected officials to get clarity on how OCM handles stipulations and to request that they be handled in the same manner that the SLA enforces liquor license stipulations.

Seconded by BM Hetteix. All in favor, Motion Passed.

Seeing no further new business, Chair Capetanakis adjourned the meeting at 8:35 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: January 14, 2025/7:00 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 January 14, 2025, 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:

- SLA change of class to liquor/wine/beer/cider application at Sabor Andino #2 Inc., 6314 14th Avenue
- New SLA wine/beer/cider application for 86 Joy Café Inc., 8608 4th Avenue
- Review of new retail dispensary premises at 8110-8112 5th Avenue, Flynnstoned Cannabis Company.

New SLA license for class change to Liquor/wine/beer and cider at Sabor Adino #2 Inc. premises 6314 14th Ave.

The applicant, Mr. Armando Sinchi, was represented by his attorney Mr. Neil Visoky who was present via Zoom. This is a change in class from beer, wine and cider to liquor, beer, wine and cider. This establishment has been operating at this location for several years and has had a license since 2012. The current hours of operation are Monday – Thursday 10 AM to 12 AM Friday – Sunday 10 AM to 2 AM. There is no outdoor dining. Indoor seating is 10 tables with 36 seats and 1 bar with 6 seats. There will only be background music. There was concern of the establishment having 22 311 noise complaints in the past 2 years usually between the hours of 12AM and 1AM. Officer Conti from 068 Pct was asked the disposition of the complaints, and he stated they were all marked as resolved. We did community outreach on this applicant with no responses. The committee felt that should the complaints continue that we will call the applicant and address the concerns.

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 are Monday – Thursday 10 AM to 12AM, Friday – Sunday 10AM to 2 AM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows will remain closed with 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 through his attorney agreed and the motion passed unanimously.

New SLA wine/beer/cider application for 86 Joy Café Inc., 8608 4th Avenue

The applicant Qiao Mei Kuang was present on zoom and was represented by their attorney Sandra Hung Fong. The premise used to be 86 Noodles. There are 13 tables with 47 seats and 1 bar with no seating. The establishment will have background music and no outdoor dining. The applicant has supplied a menu and a floor plan. There is no adverse history at this location.

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 Monday -0 Sunday 11AM – 9 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 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 agreed and the motion passed unanimously.

Review of new retail dispensary premises at 8110-8112 5th Avenue, Flynnstoned Cannabis Company.

The applicant Joseph Micciulli was present via Zoom. The applicant currently has a CAURD license #2022-000202 and has been looking for a location for approximately 2 years. The applicant is from Nassau County, but Nassau County has opted out of having dispensaries. The Flynnstoned company is a company based in Syracuse, NY operated by Michael Flynn, who

does brand licensing arrangements. It was explained by using Flynnstones name and products that it is not a franchise, but the applicant receives assistance through use of marketing, staff training, set up, compliance and networking for a percentage of gross sales. The applicant will not have any deliveries but will have the use of the yard. The yard will only be used for employees, there will be no smoking on the premises. If they have any music, it would only be a low volume background with no outdoor music. The applicant would like to host events that would be educational in promoting the safe use of cannabis. The hours of operation would be Monday through Sunday 9AM to 9PM. Some concerns were the name Flynnstones which may appeal to children since it is so closely named by a cartoon series The Flintstones. Another concern was that it may not be on the same road but within a radius to several daycare and afterschool locations used by children. A board member was concerned on the density of several dispensaries coming into the neighborhood, currently there are five (5) proximity protections given by OCM to locations within CB10, three (3) active and two (2) pending. The Board has received several calls and emails all opposed to the opening of the dispensary and present were several area residents who voiced negative opinions on the dispensary.

A discussion on stipulations by the board in rendering our opinions was discussed. To include language of recalling the applicant should issues arise. It was noted that we had done stipulations in the past and received a response back from the Office of Cannabis Management on one of our opinions. A portion of that email is as follows:

“On or about 12/ 21/2023, the Board received an Opinion from your office (Office) outlining concerns on the review and issuance of a license to High of Brooklyn LLC, and the board is responding as follows:

A stipulation agreement (Stipulation) was attached to the Opinion executed by and between your Office and High of Brooklyn LLC. The Board hereby acknowledges the Stipulation but please note that this letter does not represent that the board will monitor or enforce the Stipulation or incorporate the terms of the Stipulation that goes beyond the requirements and restrictions established in Cannabis Law and Office Regulations.

After careful review and consideration of the opinion from your Community Board, and pursuant to with to Cannabis Law and related regulations, a license was approved for High of Brooklyn, LLC located at 455 86 St. Brooklyn, NY 11209.”

A motion was made to render a negative opinion. The Office of Cannabis Management has given Proximity Protections to five (5) locations within the confines of Community Board 10. Kya Bliss located at 3rd Ave between 85 St.st and 84 St. had its grand opening recently. The committee does not see a need for another dispensary at this time. Also, in June, 2024 a meeting was held with a large number of area residents, businesses, and politicians who voiced concerns of the dispensaries with the majority being negative. The location is also in close proximity to Bambi Daycare located at 405 81 Street.

The motion passed unanimously.

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).

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 for 9515 3rd Ave Brooklyn, NY 11209. Motion was made to send to the Office of Cannabis Management a letter of our concern.

The draft of the letter is as follows:

Community Board 10 Brooklyn would like to bring to your attention a failure of procedure. Recently it was observed that on the Proximity Protection Locations for adult use dispensaries from the Office of Cannabis Management (OCM) website it was noticed that Cannalicious LLC application OCMRETL 2023-001394 license #OCMRETL24-0091 located at 9415 3rd Avenue Brooklyn, NY 11209 is listed as active. Cannalicious LLC did not provide a Notice to Municipalities to Community Board 10 Brooklyn for this location. Canalicious had provided a Notice to Municipalities in June 2024 for another location to which they did not have a lease for.

Pursuant to Section 76 of the Cannabis Law, not less than thirty days nor more than two hundred seventy days before filing an application for licensure as an adult-use retail dispensary or registered organization adult-use cultivator processor distributor retail dispensary or an on-site consumption licensee, an applicant shall notify the municipality in which the premises is located of such applicant's intent to file such an application. Applicants for a microbusiness authorized to conduct retail sales of cannabis products to consumers must also complete this notification in the same manner as an applicant for an adult-use retail dispensary license.

Submitted for your information and review.

The motion passed unanimously.

The meeting ended at approximately 8:40 PM.

Respectfully Submitted,

Chris Elisson

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

Zoom

BM Elizabeth Edmonds

BM Husam Rimawi

BM Barbra Vellucci

BM Ruth Greenfield Masyr

BM Salah Altayeb

BM Lori Willis

Excused Committee members:

BM Sandy Vallas

BM Michael Festa

Absent:

BM Xuhui Ni

Sabor Andino #2 Inc.

Attorney Neil Visoky

86 Joy Café Inc.

Attorney Sandra Hung Fong

Qiao Mei Kuang

Chair's Report – January 27, 2025

Thank you for your continued service as we begin this New Year 2025 and coming up on January 29th, we will begin the Lunar New Year celebration as we welcome the Year of the Snake. The snake is a symbol for wisdom, adaptability and prosperity. As with all New Year greetings, we wish you a year filled with good health, wealth and happiness.

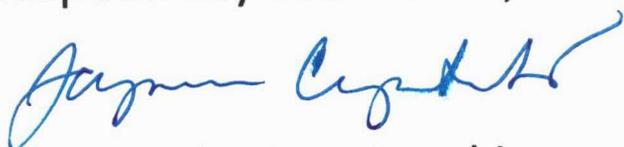
~~As previously mentioned,~~ Brooklyn Community Board Application Season has begun and will remain open until February 14th, 2025. We take pride in our work and invite you to encourage your friends and neighbors to volunteer and apply to the community board so we can continue having the vibrant voices of Bay Ridge, Dyker Heights and Fort Hamilton be heard. If residents watching this evening want input on zoning, bus route redesign, traffic, bike lanes, housing developments, liquor licenses at restaurants and bars, cannabis and smoke shops, trash concerns, or other matters that affect our community, then you need to be a part of our community board. Recently, we had a new subcommittee formed to address Pedestrian Safety with Dan Hetteix as chair and Barbara Buchalter-Pollack as co-chair. This came about as a result of member input, and we look forward to hearing from them. We commend all of our committee chairs and members for the time and effort they have devoted to these issues.

It is also with great sadness that we mourn the loss of a dear champion of Community Board 10. On December 22, former CB 10 Chair Basil Capetanakis passed away. Many also knew Basil through his many accomplishments, including as a realtor and mortgage broker at his company 14 Apollo Realty, his role as a founding member of the 5th Avenue Business Improvement District and his involvement in the Greek church and community. On a personal note, often when people would meet me through my community board involvement, they would ask if Basil and I were related. Although we were not, we shared a deep commitment and love of our community and family. Inevitably, people would then share and tell me an anecdote of how Basil had helped them with something or complimenting his civic service. It was an honor to have had this association with his legacy and to learn about him. On behalf of Community Board 10, we would like to extend our deepest condolences to his wife of 63 years, Angeline, his children Charles, John and Maria and their spouses and his nine grandsons. Let us take a moment of silence to remember Basil Capetanakis and his life of service.

inc grandson Basil Capetanakis, here this writing from RMAA/Terrace office

Thank you,

Respectfully submitted,



Jayne Marie Capetanakis

Chair, CB 10

DISTRICT MANAGER'S REPORT

January 27, 2025

Good Evening Board Members:

Happy New Year and Happy upcoming Lunar New Year! I want to begin my report with a quick update regarding Dyker Lights. A special thanks to the Mayors Street Activity Permit Office who coordinated agency response including additional traffic control officers and vendor enforcement. The District Office has requested a post interagency meeting to review this year's event and concerns raised to our office.

With the return of snow.. gratefully only few inches.. we extend our appreciation to the department of Sanitation who works to clear our streets.

I also want to bring to your attention the announcement of two City Charter Revisions. The first was announced by Mayor Adams. The Brooklyn Public Input Session on Housing and Land Use will take place on Tuesday, February 11th from 5pm to 8pm at the NYC Fire Department Headquarters 9 Metrotech and also available on Zoom.

As stated on the website, the Charter Revision Commission may recommend changes intended to help City government work more efficiently and better serve all New Yorkers.

The primary topic of this public hearing will be "Housing and Land Use."

The public is invited to hear from experts, testify about any matter of importance to City government, and to suggest changes to the Charter.

The City Council Initiated Charter Revision Commission will focus on strengthening local democracy and advancing government transparency and accountability. The Commission is comprised of 17 commissioners and includes representation for every NYC Elected official. 9 are appointed by the Council Speaker, and the remaining from the Mayor, Public Advocate, Comptroller and five Borough Presidents.

Lunar New Year is celebrated this Wednesday, January 29th. Schools are closed and ASP regulations are suspended. The 36th Annual Chinese New Year Celebration Parade will take place on Sunday, February 2, 2025 at Noon Grand Stand is 8th Avenue at 52nd Street.

The District Office was also notified by the Fire Department and Building Department of a fire that occurred over the weekend – January 25th. It was a 2 family – 2 story masonry frame attached building at 719 Bay Ridge Avenue. A full vacate was issued due to significant structural issues. The building was transformed from a 2 family residence to an unauthorized five family dwelling. The American Red Cross registered 10 adults and 4 minors.

The District Office was notified by many neighbors regarding recently removed mailboxes in Dyker Heights.

Agency Announcement

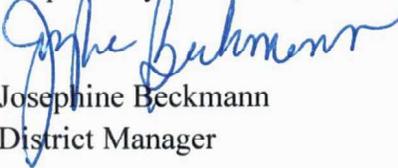
The Department of Youth and Community Development has opened its Summer Youth Employment Program.. for young people ages 14 to 24 who are residents of one of the five boroughs of NYC.. Deadline to apply is February 28, 2024.

NYC DOT Commissioner in your Borough – Commissioner Ydanis Rodriguez will be in Brooklyn on Wednesday, January 29th from 6pm to 7:30pm at the Fort Hamilton Senior Center for a discussion on transportation priorities in the community. The meeting will take place at the Fort Hamilton Senior Center. If you are interested, please RSVP.

The New York City Department of Homeless Services will conduct its annual Homeless Outreach Population Estimate (HOPE) During the annual Homeless Outreach Population Estimate (HOPE), teams of volunteers canvass select areas of the City and count the number of individuals sleeping on the street and in other public spaces, including the subway. HOPE 2023 take place tomorrow on Tuesday, January 28th from 10pm until 4am. You can volunteer to survey homeless individuals if you are 16 or older (those under 18 must be accompanied by a guardian). Willing to work from 10pm to 4am. Please continue to call 311 if you see a homeless person in need. Homeless outreach staff will arrive within 2 hours of a call to reach out to offer assistance.

Our next Community Board Ten Meeting --Monday, February 24th at the Fort Hamilton Senior Center – 7pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Josephine Beckmann', is written over the printed name and title.

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							\$76,331.08
COMMUNITY COORDINATOR	\$7,268.19	\$10,660.17	\$7,106.78	\$7,115.03	\$7,115.53	\$7,115.03							\$46,380.73
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04							\$13,368.39
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE	\$77.50												\$77.50
Total Personnel Services	\$21,376.92	\$31,285.15	\$20,852.83	\$20,878.80	\$20,897.01	\$20,866.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136,157.70

ExpensesCode	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	79.99						
10X	Intra-City Supplies												
40B	Intra-City Telephone												
100	Supplies & Materials						61.83						
101	Printing Supplies												
117	Postage												
170	Cleaning Supplies												
199	Data Processing Supplies												
302	Telecomm. Equipment												
314	Office furniture												
315	Office Equipment	3,478.23											
319	Security Equipment	130.80			120.00								
332	Data Process Equipment	307.79											
337	Books												
402	Tel / Communications												
412	Rental/Misc/Equip	89.68	89.68			22.55							
417	Advertising												
431	Leasing Misc. Equip												
451	Local travel expenditures												
602	Telecomm. Maintenance	111.44	51.72	1,295.47	111.44		55.72						
612	Office Equip. Maint												
613	Data Process Equipment												
615	Printing												
622	Temporary Services-contractual		142.00		142.00								
624	Cleaning Services												
686	Professional/Computer Services												
684	Professional/Computer Services	565.65			780.00								
676	Infrastructure Maint/Operation												
Total Other Than Personnel Services	\$887.88	\$4,154.41	\$1,465.14	\$1,233.43	\$102.54	\$339.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,182.94

Total PS and OTPS Expenses	22,264.80	35,439.56	22,317.97	22,112.23	20,999.55	21,206.53	0.00	0.00	0.00	0.00	0.00	0.00	144,340.64
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Total Unencumbered Budget	Balance											
	\$145,784.36											

Respectfully submitted,

 Stephanie Simone-Mahoney, Treasurer

Sidewalk Cafe Application for Brooklyn Brew Cafe

On January 23rd, 2025, the T&T Committee met to discuss an application from Brooklyn Brew for a roadway cafe. The owner of the restaurant was present. The cafe is located at 310 79th Street. The roadway cafe will have 8 seats and 4 tables. The hours of operation are 8am to 8pm daily. The district office noted that there have been multiple 311 complaints at this location with some occurring overnight when the premises are closed.

The committee had other comments on this location including, recommendation that the restaurant owner review their permits given that the entrance is less than 20 feet away from residential zoning, the width of the roadway cafe extending beyond the frontage, which the owner acknowledged will be rectified per the updated rules, and on the blockage of the sidewalk with tables and chairs extending to the following as displayed on Google Maps from November 2024 which the owners agreed to remove. Given the major concern was noise, the committee approved the following motion with the standard stipulations along with an additional stipulation regarding the securing and locking of the roadway cafe.

Motion #1: Sidewalk Cafe Application from Brooklyn Brew

Motion to deny application number 20240904030001 for a roadway cafe unless the applicant agrees to the following stipulations:

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)
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.
11. (Added stipulation:) Restaurant shall store outdoor furniture inside the restaurant overnight and shall lock and secure the roadway cafe to prevent overnight usage and loitering

Proposal by DOT for speed reductions to 15 mph on Battery Avenue between 88th and 86th Street

The community board is notified of a speed limit reduction on one block of Battery Avenue, from 88th Street to 86th Street. This block includes MS 407, a newly opened middle school. The proposed reduction would lower the speed limit from 25 mph to 15 mph. DM Beckmann remarked that local residents were notified and previously had received positive remarks on the need for street safety in the area. The committee agreed on recommendations to further enhance safety measures through installation of a speed bump or hump and installation of clear and adequate signage.

Motion to provide feedback to DOT in support of the speed reduction on Battery Avenue between 88th Street and 86th Street from 25mph to 15mph and to recommend the usage of a speed bump or hump and ensure signage regarding that usage.

Update on X27 and S79 SBS operation

The committee was posted on service enhancements for the X27 and the S79SBS bus lines. For the X27 service enhancement, the MTA will be adding one peak period, peak direction trip each in the AM and PM peaks for implementation in the Spring 2025 schedule. For the S79SBS operating between S.I. Mall and Bay Ridge, the MTA is planning frequency increase/running time adjustment for implementation in the Summer 2025 schedule. The MTA has been invited to come to a future T&T meeting, likely in March, to discuss the Brooklyn bus network redesign. Multiple committee members had comments and recommendations on specific bus lines.

Given that we have not seen any draft of the network redesign, and to keep proactivity, board members can submit comments to the district office by February 1, who will collate and submit to the MTA. As always board members and the public are encouraged to submit comments regarding the re-design and comments directly to the MTA at mta.info/project and search for the Brooklyn Bus Network Redesign.

Respectfully submitted,

Jack Zhang

Jack Zhang
Chair

General Board Report – 1/27/2025

The Pedestrian Safety Subcommittee held its first meeting in virtual quorum at 7pm on January 21st, 2025 at the CB10 district office. In addition to our committee and public members, Maia Yedin from Andrew Gounardes’s office joined us to provide support and answer legislative questions.

During the meeting, committee members introduced themselves to the public and each other, with many having directly experienced traffic violence. We talked about our timeline and goals: to deliver a report for approval at the June 2025 General Board meeting. After approval, we will send it to the NYC Department of Transportation. We then reviewed our old safety report from 2011, which is almost 15 years out of date and doesn’t include newer tools like Vision Zero data and municipal databases. We discussed important terms and ways to improve our analysis, focusing on vulnerable pedestrian groups such as children, older adults, and people with disabilities.

One of our early conversations related to the agencies responsible for Pedestrian Safety: it’s not just the DOT. So we made a motion to include the NYPD and our local elected officials in the recipient list for this report, while also leaving the door open for additional agencies and organizations to be added in coming months.

We are happy to report we’ve landed on a working draft for the structure of our report, which will consist of a summary and overview of findings, followed by a narrative analysis explaining how and why Community Board 10’s roads and sidewalks have become unsafe, followed by a specific proposals and recommendations, grouped according to the Safe Systems Pyramid proposed by David J. Ederer et al. in 2023. These recommendations will be accompanied by a targeted list of agencies and officials that would be responsible for implementing each proposal.

The next section will include raw supporting data, including field inspections of intersections in both Bay Ridge and Dyker Heights, the results of public surveys to be collected by the committee, information from municipal databases, and research and lessons learned from other citizen-led safety committees, traffic engineering studies, and safety researchers and advocates.

We will be meeting again in a working session in the coming week to finalize the conditions to be measured in our field inspections, questions for our public surveys, and to set the agenda for our next public meeting.

Respectfully Submitted,

Daniel Hetteix, Committee Chair



A meeting of The Youth Services, Education, and Libraries Committee was held on January 13th, in person and on zoom. The purpose of the meeting was to hear informational presentations by Arthur Samuels, Co-Founder, and Chief Executive of Mesa Charter Schools, and by Dr. David Pretto, the Superintendent of District 20's public schools. A question and answer session occurred after each presentation. The Committee did not meet in quorum.

The Math, Science and Engineering Academy, commonly known as MESA, is building a Charter HS within the campus footprint of the former Angel Guardian Home. Mesa Charter, one of the 3 schools scheduled to be opened on the site is also one of the two schools scheduled for new construction.. A third school will be housed in the renovated former Angel Guardian Home. The Angel Guardian Home building was granted Landmark Status in 2020 by The New York City Landmarks Commission, and it's renovation will conform to prevailing landmark preservation codes.

Mr. Samuels gave a brief introduction to charter schools, in general, and to Mesa, specifically. He explained that District 20 was chosen by Mesa because the existing high schools within the district do not offer a small school option for parents and students. Since all charter schools are public schools, and open to all NYC students through a lottery system, he further explained that District 20 students would be given first priority in filling Mesa's available seats. Seats remaining unfilled by District 20 students in the initial lottery will then be offered to students outside of the district in a subsequent lottery. Mr. Samuels went on to highlight the unique educational opportunities that will be available to MESA students, due it's small size and inclusive community model. A high staff to student ratio and an active school- parent partnership allows for both individualized academic support and stable mentorships throughout their 4 year high school program. Parent Involvement is highly valued and students and parents both have a voice in designing curriculum. According to Mr. Samuels this has statistically meant a higher rate of academic growth for students, and a high percentage of program completions and graduations.

During the question and answer period, CB10 Chairperson Kapatankis asked for total class size and total student enrollment projections.. Mr. Samuels responded that the first entering 9th year class would have a register of about 120 students, as would the three subsequent entering classes, resulting in a total school enrollment of about 500 students by the beginning of the school's 4th year of operations. District Manager Beckman raised a community concern that the combined school enrollments would increase traffic and congestion in the neighborhood. Mr. Samuels explained that Mesa's

daily schedule and school calendar was not aligned with the DOE, and that Mesa students would be starting and leaving schools on a later schedule. YSEL Chairperson Buchalter-Pollack asked if the Mesa school community would be amenable to partnering with other public and private schools in District 20 to advance the district's "Civics For All" initiatives. Mr. Samuels replied that MESA had a history and culture of collaboration with neighboring schools and would welcome being involved.

The meeting was then turned over to Dr. Pretto, who as District 20's Superintendent, has been instrumental in implementing NYC's "Civics For All" curriculum throughout District 20. His presentation focused on the curriculum, and the positive impact it's having on the school communities within our district. He explained that District 20 was one of three school districts to implement the curriculum district wide, and that the program's goal is to have students learn about Federal, State and Local government through direct engagement. The three component parts of this curriculum are Soap Box NYC, Participatory Budgeting, and Take action Projects. Students first identify a school or community need that can be remedied, then research and outline the steps needed to achieve their goal. They advocate for their projects to be funded through participatory funding and discover how voting is integral to the democratic process. When projects are funded, they get to implement their ideas and directly experience the impact their involvement has had on their communities.

Several meeting participants spoke to the positive impact "Civics For All" and direct engagement has on children of all ages, and how it directly benefits our community.

The YSEL committee was privileged to hear a presentation last month by STEM students from IS 407, and is eager to learn more about the program and to actively help our school communities as they implement their "Civics For All" initiatives and community projects.

Respectively submitted,
Barbara Buchalter-Pollack
Chairperson, YSEL Committee



STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

1901 JAB Ltd. d/b/a The Pour House 7901 Third Avenue	Renewal 01/10/2025	liquor, wine, beer, cider
Something Greek 7616 Third Avenue	Renewal 01/13/2025	wine, beer, cider
Sabor Andino #2 Inc. 6314 14th Avenue	Renewal 01/13/2025	beer, cider
ABVE Corp. 6803 Third Avenue	New** 01/13/2025	liquor, wine, beer, cider
JAB Enterprises Inc. d/b/a Greenhouse Cafe 7715-7719 Third Avenue	Renewal 01/15/2025	liquor, wine, beer, cider
Bar Crudo LLC 9324 Third Avenue	New** 01/16/2025	liquor, wine, beer, cider
Windy City Ale House LLC 7915 Third Avenue	Renewal 01/16/2025	liquor, wine, beer, cider
Sporting Club Gjoa Inc. 850 62 nd Street	Renewal 01/23/2025	liquor, wine, beer, cider
Pipins Pub Inc. 8814 Third Avenue	Renewal 01/27/2025	liquor, wine, beer, cider
Foul Play Sports Bar LLC 7217 Eighth Avenue	New** 01/29/2025	liquor, wine, beer, cider
Bensonhurst Entertainment Corp. d/b/a Café by the Pier 35 Bay Ridge Avenue	New** 01/29/2025	liquor, wine, beer, cider

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