

Community Board 10 Board Meeting Attendance
March 24, 2025, 7:00 pm, Bay Ridge Center

Board Members Present: 30

Jonathan Bova
Tracie Britton
Jaynemie Capetanakis
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Elizabeth Edmonds
Chris Elisson
Carmen Feliciano
Senja Frangipani
Barbara Germack
Dianne Gounardes
Stephen Harrison
Konstantin Hatzis
Daniel Hetteix
Joseph Loccisano
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Xuhui Ni
Husam Rimawi
Lawrence Stelter
Henry Stewart
Sandy Vallas
Barbara Vellucci
Yanfei Wu

Board Members Excused: 18

Salah Altayeb
Ibrahim Anse
Teri Brennan
Barbara Buchalter-Pollack
Doris Cruz
Ann Falutico
Michael Festa
Paulette Healy
Habib Joudeh
Stella Kokolis
Pierre Lehu
Daniel Loud
Essa Masoud
Danielle Mowery
Dean Rasinya
Julie Thum
Lori Willis
Jack Zhang

Board Members Absent: 2

Zhen Huang
Lisha Luo Cai

**2nd AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
March 24, 2025, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue
YouTube Livestream link: <https://youtube.com/live/5RcKqvXC9k0>**

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

February 24, 2025 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 New Phoenix
Seafood Restaurant, 912 65th Street**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA liquor, wine, beer, cider license at Foul Play
Sports Bar LLC, 7217 8th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA wine, beer, cider license at Café by the Pier,
35 Bay Ridge Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Open Dining Application submitted by Mussels & More
LTD, for sidewalk café with 10 tables and 20 seats and
roadway café with 5 tables and 20 seats**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on Committee review of Int: 606 – A Local Law to
amend the Administrative Code of the City of NY in
relation to requiring that every bicycle with electric assist,
electric scooters, and other legal motorized vehicles be
licensed and registered**

Informational Report

Review of Open Streets applications that have been Approved by DOT within CD10:

- **89th Street from 4th Avenue 5th Avenue – full street closure for PS/IS 104, from April 28, 2025 through June 26, 2026 for recess on school days between 10:00 am and 12:25 pm**
- **3rd Avenue from 82nd Street to 68th Street – full street closure on Friday, July 25th and Friday August 8th from 4pm-10pm for Summer Stroll/Weekend Walks**
- **3rd Avenue from 82nd Street to Marine Avenue – full street closure on Friday, July 18th and Friday, August 1st from 4pm-10 pm for Summer Stroll/Weekend Walks**

Informational Report

Committee Report and Recommendation Discussion and Vote

Committee Report and Recommendation Discussion and Vote

Update on Committee discussion regarding use of standard stipulations to be included in CB10 recommendations when timing does not permit scheduling a Committee meeting and full Board vote

Informational Report

ENVIRONMENTAL COMMITTEE

Update on presentation provided by DEP Borough Commissioner regarding Flooding 101

Informational Report

PEDESTRIAN SAFETY SELECT COMMITTEE

Updates on finalized Street Survey and volunteer effort

Informational Report

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Update on discussion held with service providers regarding programs and services available and how they can be accessed

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, March 24, 2025, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue
YouTube Livestream: <https://www.youtube.com/watch?v=5RcKqvXC9k0&t=1578s>

Chair Capetanakis called the meeting to order at 7:05 pm and introduced Board Member Dianne Gounardes to lead the Honor of the Pledge. BM Gounardes will not be seeking reappointment after serving on the board since 2017 and chairing a number of committees. BM Gounardes commended the Board for the hard work that it does for the community and expressed her pleasure at being able to be a part of that work. She hopes to reapply in the future when she has more time to commit to the role.

Chair Capetanakis called for the Adoption of the Agenda. Motion seconded by BM Elisson.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the February 2025 Board Meeting., seconded by BM Gounardes.

All in favor. Motion carried.

PUBLIC SESSION

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and thanked BM Gounardes for her service to the Board.
- Announced that the next shredding and e-waste event at St. Anselm's will be held on May 17^t and the office will also be holding an Earth Day 2025 essay contest.

Jessica Kallo representing the Brooklyn Borough President:

- Greeted everyone and announced that the State of the Borough Address will be held on April 10th at the Boys and Girls High School.
- Borough Hall is also offering free tax prep assistance throughout the tax season.
- Stated that this year Borough Hall received an unprecedented number of applicants for community board membership and thanked all those who applied.

Zunera Ahmed representing Councilman Justin Brannan:

- Greeted everyone and announced that Councilman Brannan is busy working on the City Budget and is proud to have brought in over \$200 million in discretionary funding to his district since he started serving in 2018.
- Thanked the Bay Ridge St Patrick's Day Committee and community partners for organizing and running the parade that occurred this past weekend. Also thanked the NYPD for their work in protecting houses of worship during Ramadan.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and discussed the budget hearings that are open to the public for the community to voice their concerns and support for certain proposals. Stated that the

Councilwoman is hopeful about restoring full library services and extending access to CUNY during this year's budget process.

Board Member Xuhui Ni:

- Greeted everyone and announced upcoming events that State Senator Chan will be holding.

Therese DeWeil concerning Citibikes:

- Expressed her displeasure about the upcoming expansion of Citibike into Bay Ridge. Stated that she did not believe the docks will be well maintained and believes that the neighborhood should not lose more parking for something that a limited percentage of the neighborhood population uses. Chair Capetenakis provided information regarding the DOT online public feedback portal.

PUBLIC HEARINGS

In the matter of a new SLA license for liquor, wine, beer and cider for Bar Crudo LLC, 9324 3rd Avenue, Brooklyn NY 11209. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor/ wine, beer and cider license application for New Phoenix Seafood Restaurant Inc., 912 65th Street, 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 9AM to 10PM.**
- 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**

BM Vellucci commented, concerning the visibility requirement, that the restaurant does not really have windows. Chair Elisson acknowledged that the committee had concerns about the schematics of the restaurant, particularly with exits, but were satisfied by the applicant's responses.

Motion Seconded by BM Gounardes. 29 in favor, 1 opposed – BM Harrison, motion carried.

In the matter of a new SLA license for liquor, wine, beer and cider for Foul Play Sports Bar LLC located at 7217 8th Avenue. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Foul Play Sports Bar LLC, 7217 8th Avenue, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a restaurant/Sports Bar.**
- 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 Sunday to Wed. 12 PM to 2AM and Thursday – Sat 12PM to 4AM.**
- 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.**
- 13. The establishment will not be a Gentleman’s Club.**
- 14. Security Guards will be used during events and when the establishment stays open till 4AM.**

BM Mirville-Shahzada expressed concerns about a drinking establishment, staying open until 4 AM, being below a residence. Chair Elisson stated that the applicant spoke to the resident and there were no concerns about the location from that resident or other nearby neighbors. The applicant also stated that the establishment will have soundproofing.

Motion seconded by BM Stewart. 22 in favor, 5 opposed, motion carried.

In the matter of a new SLA license for liquor, wine, beer and cider for Café by the Pier, 35 Bay Ridge Avenue. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Café by the Pier, 35 Bay Ridge Avenue, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a Café/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 Monday – Thursday 6AM to 10PM, Friday and Saturday 7AM to 12AM and on Sunday 8AM to 7PM**

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.

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

In the matter of a DOT Open Dining Roadway Café Application for Mussels and More, 510 80th Street. The Committee Recommendation was rendered by Traffic and Transportation Committee Member Simone-Mahaney.

Motion: CB10 to deny application number 20240727030002 for a sidewalk 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. Sound permit must be obtained for any outdoor music events.

Discussion followed about the restaurant's use of live bands and music outdoors. During the committee meeting, the applicant stated that the restaurant holds a few events a year where music is played outside and the applicant is not aware of any complaints about this practice. DOT rules for outdoor dining prohibit amplified music in outdoor dining setups unless a permit is acquired. A friendly amendment was made to include a stipulation that the restaurant obtain such sound permits before holding outdoor music events.

Motion Seconded by BM Cesarani. 26 in favor, 1 opposed; motion carried.

Motion: CB10 to deny application number 20240727030002 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. Sound permit must be obtained for any outdoor music events.**

Discussion followed about the location and set up of the proposed roadway café with concerns about double parking, congestion and access to a corner fire hydrant. Although the applicant is compliant with all DOT rules concerning setup length, design and clearances, a number of board members were concerned that the setup would encourage illegal traffic behavior in the surrounding area. Other board

members and public speakers questioned whether a business should be denied due to the potential for bad behavior from other actors.

Moton seconded by BM Hetteix. 17 in favor, 10 opposed; motion carried.

CHAIR’S REPORT – See Attached

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

In the absence of Committee Chair Zhang, BM Simone-Mahaney rendered the Committee report. See Attached.

Motion: CB10 to approve the Open Street application for the Third Avenue Summer Strolls on July 18, July 25, August 1 and August 8 with the following stipulations:

- **NYPD amplified sound permits must end at 10PM.**
- **Organizers will ensure all intersections open to vehicular traffic must be lined with protective barriers and visible signage for pedestrian safety.**
- **Amplified sound permits will be issued at the discretion of the Third Avenue Summer Stroll organizers and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.**
- **The Third Avenue Merchants, as sponsor, will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT no less than one month prior to first Summer Stroll Event.**

Motion seconded by BM DiBartolo. All in favor with one recusal, BM Day. Motion carried.

ENVIRONMENTAL COMMITTEE

Environmental Committee Chair Britton rendered the Committee report. See Attached.

BM Stelter inquired about the CSO combined overflow systems and the large tanks currently in use in Canarsie. Chair Britton and BM Hetteix explained that those tanks required a large surface area and that there are not any good locations for them within CB10.

PEDESTRIAN SAFETY SELECT COMMITTEE

Chair Hetteix rendered the Committee report. See Attached.

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Chair Greenfield Masyr rendered the Committee report. See Attached

A member of the public provided that benefit cards are particularly vulnerable to fraud as they do not have chips and rely on swipe technology. Cards reliant on swiping are vulnerable to skimming scams at payment terminals. EBT and other benefit card users can freeze their accounts online when not in use to help combat any fraud.

OLD BUSINESS

None

NEW BUSINESS

BM Hetteix spoke on behalf of a group of board members who are concerned about federal budget cuts and their impacts on the VA hospital and army base within CB 10. The group of board members drafted the following motion to be sent to the federal elected officials:

“We are writing to express our ongoing concern for recent aggressive and haphazard cuts to our federal workforce. The bond between Bay Ridge, Dyker Heights and the federal government is especially close. Everyday hundreds of people go to work at the Brooklyn Veterans Affairs Medical Center. These dedicated public servants have been caring for our city’s veterans since 1950. We believe that their work is invaluable to our veterans, and the Brooklyn VA’s commitment to service reflects our own deep gratitude for their service. We are deeply grateful for the soldiers and civilians keeping our country safe today. Several hundred are stationed at Fort Hamilton, the only military installation in the city and an institution that has been part of this community since the American Revolution. Each and every day, these men and women are working hard for all of us. Recently, the President expressed his desire to cut 80,000 workers from the Department of Veterans Affairs. He has also directed his Secretary of Defense to make deep personnel cuts. Undoubtedly, such cuts will affect our own Brooklyn VA and Fort Hamilton. The board respects our federal workforce and believes in due process. Every federal employee makes a valuable contribution and deserves to be evaluated on his or her own merits, not summarily dismissed in the name of efficiency. We urge you to demand that this administration proceeds carefully and transparently. The soldiers, doctors, nurses and others serving our nation at the medical center and Fort Hamilton deserve no less.”

Discussion followed about whether federal issues are within the scope of what Community Board Ten should be handling and whether a motion such as this needs to first be discussed at the committee level before being introduced to the full board.

Following the discussion, BM Simone-Mahaney made the motion to table this question and send it to the Older Adult Issues, Housing, Health and Welfare Committee for further discussion.

A vote was taken however, the recorded vote was 20 in favor and 3 opposed. The total number of voting members counted and announced by Community Coordinator Dorothy Garuccio and BM Dan Hetteix was 20 in favor and 3 opposed which included BM Stelter and BM Greenfield Masyr. Following the meeting, the question was raised about not having a quorum present to hear this motion. Without the presence of a quorum, the motion does not carry. The Chair has referred this matter to the Older Adult Issues, Housing, Health and Welfare Committee.

Board Members Present at the time of this vote (25):

Jonathan Bova, Tracie Britton, Jaynemie Capetanakis, Ralph Carmosino, Christopher Cesarani, Shirley Chin, Judith Collins, Richard Day, Carmelo DiBartolo, Elizabeth Edmonds, Chris Elisson, Carmen Feliciano, Barbara Germack, Dianne Gounardes, Stephen Harrison, Konstantin Hatzis, Daniel Hetteix, Stephanie Simone-Mahaney, Ruth Greenfield Masyr, Marie Mirville-Shahzada, Husam Rimawi, Lawrence Stelter, Henry Stewart, Sandy Vallas, Yanfei Wu

Seeing no further new business, Chair Capetanakis adjourned the meeting at 9 pm.

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

Date/Time: March 12, 2025/7:00 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 March 12, 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:

1. Review of SLA wine/beer/cider application for New Pheonix Restaurant Inc. 912 65th St.
2. Review of SLA liquor/wine/beer/cider application for Foul Play Sports Bar LLC 7217 8th Ave.
3. Review of SLA wine/beer/cider application for Bensonhurst Inc. DBA Café on the Pier 35 Bay Ridge Ave.

New SLA liquor/wine/beer/cider application for New Phenix Restaurant Inc. 912 65th Street.

The applicant Zen Chou Chen was represented by attorney Sherry Xu who was present on Zoom. The premises is currently a restaurant with 59 tables with 606 seats and no bar. The premises does have a Place of Assemble Certificate of Operation for 705 people. The hours of operation will be Monday-Sunday 9AM to 10 PM. The premises will have only background music and may host some private parties such as weddings and birthday parties. The floor plan shows one main entrance and two additional exits on each side of the establishment. There is no adverse history at the location. Applicants did provide a floor plan, menu, photos and a Place of Assemble.

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 9AM to 10PM.
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 agreed and the motion passed unanimously.

New SLA liquor/wine/beer/cider application for Foul Play Sports Bar Inc. located at 7217 8th Ave.

The applicant Ken Castalane and his attorney Frank Palillo were both present on Zoom. The establishment has 29 seats with 10 tables and 1 bar with 21 seats. The applicant provided a menu and a floor plan. The applicant wanted the hours of operation to be Monday through Sunday 12 PM to 4AM. The applicant was questioned on their hours of operation and a DJ booth on the floor plan. The DJ booth was already in the establishment. Questions arose; what sports are played after 12AM, the applicant stated that they go on after 12AM so people can mingle. Questions also arose about the owner's previous establishment at 3901 2nd Ave. Payton's Play Pen, which was a Gentlemen's Club. The applicant managed it from Jan. 2018 to April 2023. We had contacted Community Board 7 to see if that establishment had any adverse history. It did when the previous owners had it when it was the Wild Wild West but when Mr. Castellane father took over approximately 15 years ago there were no incidents. It was asked if this establishment will be a Gentlemen's Club, the applicant answered no, and their lease does not allow one. The committee showed concern about closing at 4AM. It was agreed that the premises will operate as a Restaurant/Sports Bar with the hours of operation will be Sunday to Wed. 12PM to 2AM and Thursday – Sat 12PM to 4AM.

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/Sports Bar.
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 Sunday to Wed. 12 PM to 2AM and Thursday – Saturday 12PM to 4AM.
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.

13. The establishment will not be a Gentleman's Club.
14. Security Guards will be used during events and when the establishment stays open till 4AM.

The applicant agreed and the motion passed unanimously.

New SLA wine/beer/cider application for Café on the Peir 35 Bay Ridge Ave

The applicants, Mr. Anthony Azzarelli and Annie Young were present on Zoom. The hours of operation Monday – Thursday 6AM to 10PM, Friday and Saturday 7AM to 12AM and on Sunday 8AM to 7PM. This applicant had previously applied in June 2022 and was denied by the board because they had been operating without a license and there had been numerous 311 complaints. Most of the complaints were about noise and disorderly conduct. The applicant states that those individuals who operated the establishment are no longer involved. The establishment will have background music, no DJ's and may have some private parties such as kid's parties. The establishment will have 16 tables with 50 seats and 1 bar with 7 seats. Mr. Azarelli has previous experience with Café Romeo 7111 20th Ave and another establishment, Café Gondola in Massapequa Long Island. There is no adverse history, for this location, for the past 2 years as per 311 and the 068 Precinct. The applicant provided a menu, photos and a floor plan.

After a discussion period a motion was made to deny the applicant unless the applicant agrees to the following stipulation.

1. The premises will be a Café/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 Monday – Thursday 6AM to 10PM, Friday and Saturday 7AM to 12AM and on Sunday 8AM to 7PM
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.

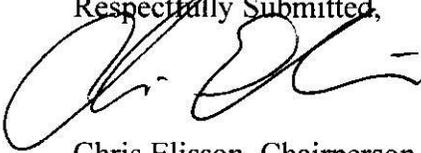
New and Old Business

Mr. Greg Ahl was present and had concerns of fire hydrants being blocked. He has seen an improvement in vehicles being ticketed. He also says a deterrent would be if the vehicles were towed. He questioned whether the fire department needs 30 feet around a hydrant or can they do their operations with less thus freeing more space for vehicles to park. He feels the precinct should be able to call a tow company and have the vehicles removed. The committee will review and look to put a proposal to be presented to our City Councilman.

Motion was made to adjourn. The motion passed unanimously.

The meeting ended at approximately 7:55 PM.

Respectfully Submitted,

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

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Jonathan Bova

BM Judith Collins

Zoom

BM Elizabeth Edmonds

BM Husam Rimawi

BM Barbra Vellucci

BM Ruth Greenfield Masyr

BM Salah Altayeb

BM Lori Willis

BM Sandy Vallas

Excused Committee members:

BM Michael Festa

Absent:

BM Xuhui Ni

New Pheonix

Sherry Xu

Foul Play Sports Bar

Ken Cestellene

Frank Pallilo Esq.

Café on the Pier

Anthony Azzarelli

Anne Young

Review of Mussels and More Roadway and Sidewalk Cafe Applications

The Traffic and Transportation committee met in virtual quorum on Thursday, March 20th to discuss application 20240727030002 from Mussels and More, located at 510 80th Street for a sidewalk cafe with 10 tables and 20 seats and roadway cafe with 5 tables and 20 seats. The owner was present. The district office noted that there have only been one 311 noise complaint in the last 5 years. Both roadway and sidewalk cafes existed prior to and throughout the pandemic-era temporary program.

The committee was concerned about space for pedestrian walkways and it was confirmed that there was 8 feet between the sidewalk and roadway cafe perimeters.

Some committee members mentioned that there have been outside amplified live music and the restaurant owner confirms that there is a live band performing on a regular monthly basis. The district office noted that this does require an amplified sound permit and the owner did not confirm that they had a sound permit. Per our standard stipulations, which the owner has agreed to, the NYC Noise Code as well as DOT cafe regulations, no music instruments or amplified sounds are permitted unless authorized by a Street Activity Permit. I recommend that the restaurant owner assess that they have the right permits in order.

Lastly, there was a concern raised on the location of the roadway cafe and the hydrant as cars or delivery vehicles may choose to use the open slot. In this case, the hydrant exists in a neckdown and the spacing for the roadway cafe is per the rules and regulations.

The sidewalk cafe motion passed in the virtual quorum and will require a second from the floor and the roadway cafe motion failed due to 5-5 tie and thus, following Robert's Rules of Order, I will re-introduce the motion to the full board.

Motion #1: Motion to deny application number 20240727030002 for a sidewalk 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.

Re-introduced Motion #2: Motion to deny application number 20240727030002 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.

The traffic and transportation committee met in virtual quorum on Thursday March 20th, 2025 to review INT-0606-2024 local law proposal regarding ebikes, Open Street applications for 2025, and usage of standard stipulations for roadway and sidewalk cafe during the summer hiatus.

Update on Committee review of Int: 0606-2024

Intro 0606-2024 is a local law introduced by Councilmember Robert Holden that requires every bicycle with electric assist to be licensed and registered in NYC. Each vehicle would be registered with DOT and have an ID number conspicuously displayed on the rear of the vehicle. Will Dougherty from the Councilmember Holden was present. The bill is co-sponsored by local councilmembers Justin Brannan, Susan Zhuang, and David Carr and does not yet have the support of the speaker and the councilmember wants to get as much support from community boards as possible and has asked Community Board 10 to opine.

The law would require DOT to distribute licenses instead of the DMV since the DMV is a state department. The details of the costs will be determined by the DOT. Electric wheelchairs and motorized handicap vehicles would not be required to have license plates. This kind of licensing is common in Europe such as in Denmark and the Netherlands and NYC would be the first city in the US to require this.

Committee was generally supportive though questioned certain parts. Street safety is a priority and so many members thought this was a good step forward. There was suggestions where the bill could also include additional community outreach and education as well as potentially requiring liability insurance as there's a gap in required coverage. On the other hand, some members commented that it doesn't itself resolve street safety as that's an enforcement issue by the NYPD and could be a way for NYPD to target vulnerable populations.

The committee will revisit this topic and will be inviting Precinct 68 to discuss at a meeting to be scheduled.

Informational Report on PS/IS 104 Open Street Application

89th Street from 4th Avenue 5th Avenue full street closure for PS/IS 104, from April 28, 2025 through June 26, 2026 for recess on school days between 10:00 am and 12:25 pm

The committee reviewed an application from PS/IS104 Annex for full street closure of 89th Street between 4th and 5th Avenue from April 28, 2025 through June 26, 2026. Representatives from the school were present as well as local business owners. 68th Precinct Captain John Dasaro was also present. There was some confusion with the school and local business on whether this was for the full street or partial street and the approval from the DOT was for full street closure. It was discussed that a partial street closure on this specific street would introduce substantial safety concerns from the nearby auto-businesses as well as the hazard from switching the 1 way back onto 4th avenue. The full closure of the street would impact nearby businesses and 68th precinct also noted that this could negatively impact traffic patterns especially if there were closures to the Verrazano bridge.

Multiple alternatives were suggested including the use of the rooftop, the garage, or walking the students to PS/IS 104 playground. The committee passed a motion to disapprove of this application with comments on safety and requested DOT to provide more details such as whether they reviewed this being a C8 commercial zone and what studies they did to reach an approval. After the meeting, the school rescinded the application and therefore this motion is tabled.

Informational Report and Recommendation on Summer Stroll on 3rd

The committee met with representatives from Third Avenue Merchants to discuss their applications for street closure for 3rd avenue from 82nd Street to 68th Street on July 25th and August 8th from 4-10pm and for 3rd Avenue from 82nd to Marine Avenue on July 18th and August 1st from 4pm to 10pm. Representatives described the Summer Stroll on 3rd as a free, cultural event for the community. Feedback from the previous iterations have been positive and the DOT have asked for the open street to take place for 4 weeks for the entire length; however they have decided to maintain alternate weekends to better concentrate the event

and have no plans to widen. The committee was in support of this event with the standard stipulation we've had in years past.

Motion to write to DOT in support of Open Street application for the Third Avenue Summer Stroll on July 18th, July 25th, August 1, and August 8th, with the following stipulations:

1. All SLA Licensed premises who plan to serve alcoholic beverages and are not part of the Open Restaurant Program will require an outdoor alteration permit added to their SLA license and are required to provide a 30-day advance notice to Community Board Ten.
2. Amplified sound permits will be issued at the discretion of the Third Avenue Summer Stroll Organizers and all applicants MUST adhere to NYC Noise Code regulations and NYPD rules relating to sound permits. A list of locations will be provided to Community Board 10 in advance of the event.
3. All amplified sound permits issued by NYPD must end at 10pm.
4. The Third Avenue Merchants, as sponsor, will attend an interagency meeting organized by Community Board 10 with the leadership of the NYPD, DSNY, SAPO and DOT no less than one month prior to the first Summer Stroll Event.
5. Organizers will ensure all intersections open to vehicular traffic must be lined with protective barriers and visible signage for pedestrian safety.

Update on Committee discussion regarding use of standard stipulations to be included in CB10 recommendations when timing does not permit scheduling a Committee meeting and full Board vote.

The committee discussed approval of sidewalk and roadway cafe applications during months for when the committee is not in session. Given limited time to respond, the committee and board would not get a chance to review until after the deadline passes. The district office proposed using the standard stipulations and approving applications where the applicant had agreed to the standard stipulations. However, given that the district office expects to see a decrease in application volume in the coming months, the committee will revisit this conversation in June to determine if this will be necessary.

Respectfully submitted,

Jack Zhang
Chair



Good evening and Happy March! We hope that many of you got to enjoy the 30th Annual Bay Ridge St. Patrick's Day parade on 3rd Avenue yesterday. Tonight's Traffic and Transportation committee report will include information and votes regarding upcoming Summer Strolls and Weekend Walks that make our neighborhood special. We are fortunate to have events like these that bring our community together, support our merchants, and invite others into this beautiful neighborhood. As each event comes up, I invite you to mark your calendars and plan to attend.

Besides helping us to welcome Spring, March is also Women's History Month. This month serves as a time to honor the achievements and contributions that women of all backgrounds have made throughout the history of the United States, both by remembering those who paved the way in the struggle for gender equity in the United States, and by recognizing the history-makers and barrier breakers of today. The National Women's History Month theme for 2025, is "Moving Forward Together! Women Educating & Inspiring Generations," celebrating the contributions of women in education, mentorship, and leadership.

Here in our community, many of you may remember that one of our local schools, PS 413 is named for our late community leader, Joanne Seminara. Ms. Seminara began her career as a math teacher at McKinley Junior High School, and then went on to teach biology and chemistry at Notre Dame Academy in Staten Island. Later, she transitioned to a legal career and she practiced law in New York and New Jersey for more than thirty years. For over 26 years, Ms. Seminara contributed to her community as a member of Community Board 10, and served as its chairperson from 2010 to 2013. When Ms. Seminara stepped down from the board in 2019, she spoke so eloquently and inspired all of us present that "the city very much needs us at a time like this because we demonstrate the values and the desires that we all have in common. In our community involvement, in the professional work that we do, in your very presence here, you bring your stories and your traditions to the tapestry of this city and country." It is our privilege to look up, see her name on this new school in our neighborhood, and remember Joanne's gift of service and for helping to weave the beautiful tapestry, which is Community Board 10.

Here in our neighborhood, we are fortunate to have several women elected to leadership including our local Congresswoman Nicole Malliotakis, and City Councilmembers Alexa Aviles and Susan Zhuang. These are just a few of the women leaders in our community among the many.

Whether at home or in our community, there are examples of women leading and making the future better for others. I encourage you to think about the women in your life who have shattered the glass ceiling and inspired others, that may have been in a classroom, in a community space like this, or even around the kitchen table at home. We celebrate Women's History Month Because Our History Is Our Strength! Thank you.

Respectfully submitted,

Jayne Marie Capetanakis, March 23, 2025

DISTRICT MANAGER REPORT

March 24, 2025

Dear Board Members,

A special thank you and congratulations to the Bay Ridge Center – Executive Director Todd Fliedner and Amed Alfaraji for hosting Community Board 10 tonight.

Earlier today Ruth Greenfield-Masyr and I attended the Bay Ridge Center's First Social Work Community Partnership Fair to connect with social service providers that serve local older adults. We had a wonderful morning meeting local older adults sharing information about Community Board 10 as well as learning about programs serving our communities.

Last week, the NYC Department of Transportation's new Dining Out NYC – reminded establishments participating in Dining Out NYC, that roadway dining returns on April 1st and that approved restaurants can begin installing on March 25th. As established by the City Council, establishments can operate sidewalk setups year-round, while roadway dining operates seasonally, from April 1 to November 29. The vast majority of sidewalk applicants are already allowed to operate as their applications are pending.

The New York State Department of Transportation (NYSDOT) is advising the public that there will be overnight work operations with noise on the eastbound and westbound Gowanus Expressway (I-278) between 92nd Street and 6th Avenue in Brooklyn, on or about Monday, **March 24, through Monday, April 28, 2025**. Inclement weather may delay the scheduled work. This overnight work will help facilitate milling and paving operations for NYSDOT's pavement preservation project at various locations in New York City.

I attended a briefing meeting with National Grid regarding upcoming work starting this week concerning a robotic in-line inspection of underground gas transmission mains from Bay Ridge to Greenwood Heights as well as Bay Ridge to Marine Park. The project goal is to inspect multiple aging pipelines originally installed in the 1950s to ensure system safety and reliability. You will see a large pipe sticking out of the ground for the entirety of the inspection. A National Grid crew will remain days and overnights, and proper traffic control will be in place. There will be two locations in CB10 at 86th Street at 3rd Avenue and 86th Street at 11th Avenue.

Announcements

Reminders

DSNY reminds all that curbside composting is mandatory and enforcement will begin on April 1st.

Tomorrow, March 25th – 7pm the 68 Precinct Sector C which includes the area of Shore Road to 7th Avenue and Bay Ridge Parkway to 86th Street. The meeting will be held at the Knights of Columbus 8122 5th Avenue.

On Wednesday March 26 2025 a Film for "The Only Living Pickpocket in New York" is scheduled to film scenes at the following locations:

28 94 Street between Marine Avenue and Shore Road -Marine Avenue between 92 and 94 Street

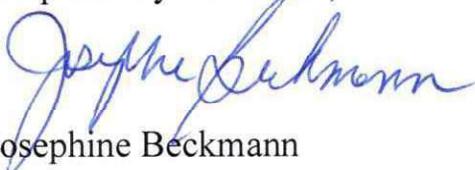
Parking restrictions will be in place on 93rd and 94th Streets between Shore Road and Marine Avenue, Shore Road between Oliver Street and 95th Street, Marine Avenue between 92 and 94 Street, and Oliver Street between Shore Road and Marine Avenue. Please follow signs that will be posted

Looking ahead the Five Borough Bike Tour will take place this year on Sunday, May 4th.

On behalf of our staff I would like to wish all who celebrate happy Eid Mubarak, Happy Passover and Happy Easter.

Our next meeting will take place on Tuesday, April 22nd at 7pm at the Fort Hamilton Senior Center.

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	\$17,554.38	\$11,702.92					\$105,588.38
COMMUNITY COORDINATOR	\$7,268.19	\$10,660.17	\$7,106.78	\$7,115.03	\$7,115.53	\$7,115.03	\$10,660.92	\$7,115.03					\$64,164.68
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04	\$3,094.32	\$2,007.70					\$18,470.31
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	\$31,317.52	\$20,825.65	\$0.00	\$0.00	\$0.00	\$0.00	\$188,300.87

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	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	3,479.23											
319	Security Equipment	130.80			120.00								
332	Data Process Equipment		307.79										
337	Books												
402	Tel Communications												
412	Renal/Misc Equip	80.68	80.68			22.55			112.23				
417	Advertising												
431	Leasing Misc Equip												
451	Local travel expenditures												
602	Telecomm. Maintenance	111.44	55.72	1,295.47	111.44		55.72	111.44					
612	Office Equip Maint.						40.15						
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	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	\$1,146.88	\$102.22	\$0.00	\$0.00	\$0.00	\$9,522.04

Total PS and OTPS Expenses	22,264.80	35,439.56	22,317.97	22,112.23	20,999.55	21,206.53	32,464.40	21,017.87	0.00	0.00	0.00	0.00	197,822.91
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Total Unencumbered Budget	Balance	
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Respectfully submitted,

 Stephanie Simone-Mahoney, Treasurer

ENVIRONMENTAL COMMITTEE

Community Board #10/Brooklyn

March 18, 2025

The Environmental Committee met as a hybrid meeting at 7 p.m. on Tuesday, March 18, 2025, both in person at the District Office and via Zoom. Drisana Hughes, the new Brooklyn Borough Commissioner for the NYC Department of Environmental Protection, joined us and presented a Flooding 101 presentation to the Environmental Committee.

NOAA (National Oceanic and Atmospheric Administration) has reclassified New York City as having a humid subtropical climate. The city experiences sudden, powerful storms that bring intense rainfall, which is exacerbated in coastal areas by rising sea levels and tidal cycles.

NYC floods in three primary forms: stormwater, coastal, and groundwater. The sewer system operates during every rainstorm and successfully handles 98% of rain events. It is designed to manage rainfall at a rate of 1.5 to 1.75 inches per hour. However, during particularly heavy rainstorms, the system can become overwhelmed when the stormwater exceeds the capacity of the pipes. Due to climate change, the city faces more frequent and intense downpours, surpassing what the sewer system was originally designed to handle.

To address this challenge, the NYC Department of Environmental Protection (DEP) employs a multi-layered approach that includes grey infrastructure, green infrastructure—such as rain gardens and porous pavement—and other flood mitigation measures like FloodNet sensors. In 2022, DEP implemented the Unified Stormwater Rule to increase the amount of stormwater managed on-site for new and redeveloped properties. Additionally, the agency established the Bureau of Coastal Resilience to coordinate coastal protection efforts in collaboration with the U.S. Army Corps of Engineers.

You can take several precautionary measures to protect your home from flooding. Converted basements are particularly vulnerable to sewer backups, stormwater flooding, and groundwater infiltration. Bathroom fixtures should not be installed lower than the sewer connection, which can lead to raw sewage backing up through drains. Basements situated below sidewalk level or at the bottom of a driveway are at a higher risk of flooding. Ensuring proper exit routes is also crucial, as security bars on windows can trap residents in flooded basement apartments.

Homeowners can further reduce their flood risk by rerouting downspouts, installing rain barrels, using flood sensors, elevating belongings, setting up flood barriers, and installing sump pumps. During heavy rainfall, limiting water usage—such as flushing toilets, showering, or running water-dependent appliances—is advisable since excess discharge puts additional strain on the sewer system.

Responsible waste disposal is also essential for preventing sewer backups, which often result from grease or debris clogging the sewers. The DEP spends approximately \$18 million annually to remove grease buildup, repair damage from backups, and address issues caused by improperly discarded wet wipes, costs ultimately covered by New Yorkers.

Given the increasing frequency of intense storms, homeowners and renters should consider flood insurance through the National Flood Insurance Program (NFIP), a federal initiative managed by FEMA. While flood insurance is mandatory for certain properties in designated floodplains, all New Yorkers are eligible for coverage regardless of their neighborhood. Standard homeowner's insurance policies typically do not include sewer backup coverage, but an optional rider can be added to protect against such damages.

Finally, knowing your evacuation zone and signing up for Notify NYC can help you stay informed and prepared for extreme weather events.

Respectfully Submitted:

Tracie Britton
Chair | Environmental Committee



General Board Report – 3/24/2025

The Pedestrian Safety Subcommittee met in virtual quorum on March 11th, 2025 for our second public session, which also welcomed our new public members.

On the agenda was the finalization of the forms that we'll be distributing to volunteers in early April, when we officially kick off our field survey collection. To that end, we decided on two final forms. The first will be a form for counting pedestrians, cyclists, and e-vehicles as they pass by mid-block, which will provide us with critical pedestrian traffic flow data, which takes about fifteen minutes to collect. The second will be a form for surveying an intersection, with a focus toward counting traffic conflicts.

What's a traffic conflict? That's a situation where a pedestrian and a car are on a path toward a possible collision: a situation where, if neither motorist nor pedestrian change course or alter speed, they would collide. Some examples would be if a pedestrian had to stop to let a car turn in front of them, or a car had to brake to avoid a crossing pedestrian. By counting and categorizing these moments, we can get a better sense of the safety of an intersection and get ahead of the KSI stats: Killed and Seriously Injured.

In short, we'd be able to begin identifying dangerous intersections before people get harmed, by focusing on the near misses that rarely get observed or reported.

The committee also agreed to conduct training sessions for volunteers, both in-person at the CB10 office, as well as digitally via a pre-recorded YouTube guide. We'll be holding a few working sessions in the coming two weeks to finalize that training, and to finalize the locations volunteers will survey.

Assuming those go well, we expect to begin our field surveys in early to mid-April. Volunteer slots are still open. If you are on the board, or a member of the public, you can sign up at:

<https://bit.ly/cb10pedsafe>

As of last night, we already had eighteen members of the public who were interested in volunteering, and three board members, which is more than we hoped, but we could always use more.

Respectfully Submitted,
Daniel Hetteix, Committee Chair



Community Board 10
Report of Older Adult Issues, Housing, Health, and Welfare Committee Meeting
February 26, 2025 at 6:00pm

A meeting of the Older Adult Issues, Housing, Health, and Welfare Committee was held on February 26, 2025 at 6:00pm as a hybrid meeting. It was attended by committee members, members of the community, and invited speakers. Representatives from organizations providing services to Older Adults in Community Board 10 were invited to speak about available services and how they can be accessed.

Present via zoom were the following invited speakers:

- Karen Tadross, Bay Ridge Cares
- Shura McLetchie, Catholic Charities
- Senja Frangipani, NIA

Karen Tadross, a founder of Bay Ridge Cares spoke about their services for older adults as well as others in need in Bay Ridge. The organization was founded in 2012. This past November, they delivered 800 Thanksgiving meals to homebound elderly which was up from 650 the previous year. This number also includes any person who can't afford a meal including veterans, disabled, or people living alone. They view neighbors as being their eyes & ears for the elderly and ask the community to refer people to them who are in need. Meals are free. They also provide people with money for groceries when their SNAP benefits run out or are stolen, which unfortunately is not infrequent. Bay Ridge Cares also organizes a park cleanup for Earth Day, provides victims of fires with cash, distributes 400 backpacks to kids in need, runs a Pajama Drive, and a Holiday Wishes program. Bay Ridge Cares has 800 volunteers who participate in their various programs. There is a volunteer tab on their website which is BayRidgeCares@gmail.com. Phone is 917-382-4608.

Shura McLetchie, Social Work Supervisor at the Catholic Charities offices for Senior Citizens of Bensonhurst and Bay Ridge. They are funded by the NYC Department of Aging and clients must be age 60 and over. They employ 15 social workers and case managers between their Bensonhurst & Bay Ridge offices and each carry caseloads of 72 elderly people who are isolated and impoverished. Social workers and case managers make home visits to get a sense of how clients are living and usually find that they need help to obtain benefits such as SNAP, SCREE, Food Stamps, housing, referrals for medical & mental health services, Elder Care attorneys, or Adult Protective Services. They are able to provide 20 hours a week of homecare, some housekeeping, home visits, telephone assurance, and meals. Meal deliveries include Halal, Russian, Chinese, among others. When a call come in, Catholic Charities staff go out immediately and sometimes encounter emergency situations where an older person is on the floor due to a fall or illness. Their services are vital and save lives. They never turn anyone away and have staff who speak many languages. Catholic Charities' main office is on Joralomon Street in Downtown, Brookly and they have over 200 programs for all ages. This year they are celebrating 125 years. They are located at 6823-Fifth Avenue; Phone 718-680-3530

Senja Fangipani is the Director of Social Services at NIA Community Service Network. They were originally founded in 1981 by their then president Michael Bova as the Neighborhood Improvement Association of St. Rosalina. At that time, they had one after school program and one summer camp. Currently they have over 45 after school programs, summer camps, and

Beacon programs throughout Brooklyn. They do not have a limited geographic catchment area and provide services to people in all neighborhoods throughout the city.

They assist older adults to obtain government benefits such as WIC, SNAP, Meals on Wheels, or housing applications and make referrals for health & mental health services as needed. Ms. Frangipani also runs counseling programs at the Dyker Heights office, such as support groups for new mothers and provides Naloxone training. Volunteers are welcome at NIA and can call Ms. Frangipani at 718-236-5266 or 917-580-0028.

The Committee Chair thanked all of our presenters for their dedication and hard work serving the needs of older adults and others our community.

New Business:

Our District Manager, Josephine Beckmann explained that Older Adults make up 15% of the population of CB10. They are aging in place and as such, our neighborhood is a NORC, Naturally Occurring Retirement Community.

Ms. Beckmann also shared that CB10 will be updating and distributing our Older Adults Resource Guide & Coupon Book. The previous one was very well received. The new version will contain local resources such as contact information for local officials, OMNI, Access-a-ride, Food Banks, Counseling & social service organizations, and Older Adult Centers, among many other resources.

Respectfully submitted,

A handwritten signature in black ink that reads "Ruth Greenfield Masyr". The signature is written in a cursive style with a long, sweeping underline.

Ruth Greenfield Masyr
Chair, Older Adult Issues, Housing, Health, and Welfare Committee

STATE LIQUOR AUTHORITY – NEW APPLICATIONS AND RENEWALS

Campania Brick Oven Pizza LTD d/b/a Campania Coal Firec Pizza 9824 4 th Avenue	Renewal	liquor, wine, beer, cider
HOM Inports Corp. 8810 3 rd Avenue	Renewal	wine, beer, cider
**Han Ting Ying d/b/a Arom Dee Thai Cuisine 6735 3 rd Avenue	New Application	liquor, wine, beer, cider
*Friandises Inc., d/b/a Sky Lounge 6709 5 th Avenue	New Application	wine, beer, cider
*Bodega NYC Productions LLC d/b/a Bodega NYC 9221 5 th Avenue	New Application	liquor, wine, beer, cider
66 Club Inc., d/b/a Moonlight Restaurant, 815 66 Street	Renewal	liquor, wine, beer, cider
Pegasus Brooklyn Inc., d/b/a Pegasus, 8610 3 rd Avenue	Renewal	wine, beer, cider
Molaoi Restaurant Corp., d/b/a Blue Door Souvlakia 8413 3 rd Avenue	Renewal	wine, beer, cider
Big 5 Seafood Restaurant Inc., 7109 13 Avenue	Renewal	wine, beer, cider

*Appeared at April 10, 2025 PPS Committee meeting

**Will be invited to appear at May 7, 2025 PPS Committee meeting