

Community Board 10 Board Meeting Member Attendance
February 24, 2025, 7:00pm, Fort Hamilton Senior Center, 9941 Fort
Hamilton Parkway

Board Members Present:30

Salah Altayeb
Ibrahim Anse
Jonathan Bova
Teri Brennan
Tracie Britton
Jaynemie Capetanakis
Shirley Chin
Judith Collins
Doris Cruz
Richard Day
Carmelo DiBartolo
Elizabeth Edmonds
Chris Elisson
Carmen Feliciano
Senja Frangipani
Konstantin Hatzis
Daniel Hetteix
Pierre Lehu
Daniel Loud
Lisha Luo Cai
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Danielle Mowery
Lawrence Stelter
Henry Stewart
Julie Thum
Barbara Vellucci
Yanfei Wu
Jack Zhang

Board Members Excused: 17

Barbara Buchalter-Pollack
Ralph Carmosino
Christopher Cesarani
Ann Falutico
Michael Festa
Barbara Germack
Dianne Gounardes
Stephen Harrison
Habib Joudeh
Stella Kokolis
Joseph Loccisano
Essa Masoud
Marie Mirville-Shahzada
Dean Rasinya
Dr. Husam Rimawi
Sandy Vallas
Lori Willis

Board Members Absent: 3

Paullette Healy
Zhen Huang
Xuhui Ni

AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
February 24, 2025, 7:00 pm, Fort Hamilton Senior Center, 9941 Ft. Hamilton Parkway
YouTube Livestream link: <https://youtube.com/live/OcjQZbt7clY>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

January 27, 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 liquor, wine, beer, cider license at Bar Crudo
LLC, 9324 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA liquor, wine, beer, cider license at ABVE Corp.
6803 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**New SLA liquor, wine, beer, cider license at
FVSO Restaurant & Bar Corp., d/b/a Las Margaritas
Restaurant & Bar, 9208 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**DOT Open Dining Roadway Café Application
40 feet long and 8 feet wide for 12 tables and
24 seats at Pancantico Bakery, 9124 3rd Avenue
Application No. 20240801030036**

**Committee Report and Recommendation
Discussion and Vote**

**DOT Open Dining Sidewalk Café Application
71 feet long and 7 feet wide for 16 tables and
32 seats at Pancantico Bakery, 9124 3rd Avenue
Application No. 20240801030036**

**Committee Report and Recommendation
Discussion and Vote**

**DOT Open Dining Sidewalk Café Application
36 feet long and 9.5 feet wide for 8 tables and 32
seats at Omonia Café, 7612 3rd Avenue,
Application No. 20240723030004**

**Committee Report and Recommendation
Discussion and Vote**

**DOT Open Dining Sidewalk Café Application
78 feet long and 6 feet wide for 5 tables and 10
seats at Bay Ridge Café of 4th Avenue, 6802 4th
Avenue, Application No. 20240803030023**

**Committee Report and Recommendation
Discussion and Vote**

**In the matter of the adoption and support of the
Board's Capital and Expense Priorities for
Fiscal Year 2026**

**Presentation by Chair
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

2025 SAPO Festival Applications Review:

**5th Avenue Festival, June 1, 2025, 10 am – 6 pm, 5th
Avenue between Bay Ridge Avenue and 85th Street,
SAPO ID 819889**

**Committee Report and Recommendation
Discussion and Vote**

**3rd Avenue Festival, September 28, 2025, 10 am – 6 pm,
3rd Avenue between Bay Ridge Avenue and 94 Street,
SAPO ID 825027**

**Committee Report and Recommendation
Discussion and Vote**

**Holy Cross Greek Cultural Festival, September 18-21, 2025,
12 pm – 10 pm, Ridge Blvd. between 84th Street and 86th
Street, SAPO ID 826195**

**Committee Report and Recommendation
Discussion and Vote**

**Holy Cross Greek Cultural Festival, September 18-21, 2025,
10 am – 10 pm, 85 Street Between Ridge Blvd. and Colonial
Road, SAPO ID 826514**

**Committee Report and Recommendation
Discussion and Vote**

**Update regarding planned CitiBike expansion into
Bay Ridge**

Informational Report

PEDESTRIAN SAFETY SELECT COMMITTEE

**Update on Committee progress toward development of
the 2025 Pedestrian Safety Report**

Informational Report

ZONING AND LAND USE COMMITTEE

Update on Committee review of public landmark sites to be submitted for future consideration

Update on Committee review of adopted modification summary of City of Yes for Housing Opportunity text amendment

Committee Report and Recommendation Discussion and Vote

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes

Monday, February 24, 2025, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Parkway

YouTube Livestream: <https://www.youtube.com/watch?v=OcjQZbt7cIY&t=532s>

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

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Thum, seconded by BM Cruz.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the January 2025 Board Meeting. Motion by BM DiBartolo, seconded by BM Hetteix.

All in favor. Motion carried.

PUBLIC SESSION

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

- Greeted everyone and shared a press release about the recent indictments against fourteen alleged members of the 59 Brims/Bloodhound Brims gang. Charges against the gang members include murder, attempted murder and conspiracy to commit murder. One of the individuals included in the indictment is believed to be responsible for the shooting that took place outside 9413 5th Avenue – a former sneaker shop.
- Announced that the office will be holding a Women's History Month event on March 4 and March 5.

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and announced that OATH will be at the Senator's office on Carroll Street on February 25.
- The next shredding and e-waste event at St. Anselm's will be held on May 17th from 10am–1 pm

Colonel Misty Cantwell from Fort Hamilton Garrison:

- Introduced herself and explained that there is currently an increase in traffic around the army base as the federal government has implemented a return-to-work policy and more people are now entering the base on a daily basis. Additionally, the increase in helicopter activity is due to a current Joint Task Force Empire Shield mission.
- Announced that membership applications for the pool are open and that this summer the base will be having a Bicentennial celebration in June.

Michel Pardo representing Councilman David Carr:

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

Rob Aguilar representing Councilwoman Alexa Aviles:

- Announced that the office will be holding free tax prep three times a week during tax season. The office will also help with filing extensions. Appointments can be made by calling the office at 718-439-9012.

Public Session:

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 Bar Crudo LLC, 9324 3rd Avenue, unless the applicant agrees 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-Thursday 4PM to 10PM, Friday 4PM to 1AM, Saturday 11AM to 1AM and on Sunday 11AM 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 inquired as to whether the restaurant will operate at Bar Crudo as there was an announcement on social media that the location will be known as Bar Chuzo. Chair Elisson stated that they will check with the applicant.

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

In the matter of a new SLA license for liquor, wine, beer and cider for ABVE Corp. located at 6803 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 ABVE Corp., 6803 3rd Avenue, unless the applicant agrees 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 – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11Am to 12AM.
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 SLA license for liquor, wine, beer and cider for FVSO restaurant & Bar Corp., d/b/a Las Margaritas Restaurant & Bar, 9208 3rd 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 FVSO restaurant & Bar Corp., d/b/a Las Margaritas Restaurant & Bar, 9208 3rd 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 Monday – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.
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 DiBartolo. All in favor, motion carried unanimously.

In the matter of a DOT Open Dining Roadway Café Application for Paneantico Bakery, 9124 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240801030036 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.**

Motion Seconded by BM Brennan. 27 in favor, 3 opposed – BM Cruz, BM Edmonds, BM Simone-Mahaney; motion carried.

In the matter of a DOT Open Dining Sideway Café Application for Paneantico Bakery, 9124 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240801030036 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.

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

In the matter of a DOT Open Dining Sideway Café Application for Omonia Cafe, 7612 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240723030004 for a sidewalk cafe with amended table count to 4 tables and 16 seats 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. Restaurant shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.

BM Mowery inquired if there was any discussion about double parking for this application or for Omonia's previous roadway application. Chair Zhang stated that it was discussed as part of the approval for the roadway café and that the only issue that the committee had with the sidewalk application was that the restaurant initially asked for 8 tables but agreed to reduce that number by half.

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

In the matter of a DOT Open Dining Sideway Café Application for Bay Ridge Cafe, 6802 4th Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240803030023 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. Restaurant shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.**
- 11. (Added stipulation) Multiple no smoking signs should be made conspicuously visible**

BM Lehu asked for clarification about hookah smoking not being allowed in the outdoor space but being allowed inside the establishment. T&T Chair Zhang confirmed that those were the current rules. The

owners of Bay Ridge Café added that they have placed the additional no smoking signs in the outdoor area and are more than willing to assist in other ways to make things better and safer for the neighborhood.

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

In the matter of the adoption and support of the Capital and Expense Budget Priorities for Fiscal Year 2026, Chair Capetanakis opened the hearing.

Motion: CB10 to reaffirm the Fiscal Year 2026 Capital and Expense Budget Priorities in a statement to the Office of Management and Budget. Additionally, CB10 will send the capital and expense priority list, with the agency responses, to all elected officials representing Community District 10 to assist in obtaining funds for needed projects.

Motion from the floor by BM Cruz, seconded by BM Anse. All in favor with 1 recusal - BM Day. Motion Carried.

CHAIR’S REPORT – See Attached

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

PEDESTRIAN SAFETY SELECT COMMITTEE

Chair Hetteix rendered the Committee report. See Attached.

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Zhang rendered the Committee report. See Attached.

Motion: CB10 to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Street, on 6/1/2025, from 10:00 AM to 6:00 PM, event #819889, with the following stipulations (these stipulations are the same as the 2024 approval stipulations):

- **NYPD amplified sound permit to end at 6PM.**
- **Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District, 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.**
- **DSNY must begin cleaning after the event closes at 6PM.**
- **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.**

- **Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report on any vendor or business selling alcohol to the NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

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

Motion: CB10 to approve the application for the 3rd Avenue Festival, located at 3rd Avenue between Bay Ridge Avenue and 94th Street, on 09/28/2024, from 10:00 AM to 6:00 PM, event #825027, with the following stipulations:

- **NYPD amplified sound permit to end at 6pm**
- **Amplified sound permits will be issued at the discretion of the Third Avenue Merchants 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.**
- **DSNY MUST COMMENCE CLEANING AT 6 PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants**
- **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 both events.**
- **Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **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.**

BM Feliciano highlighted that the BIDs are allowing nonprofits with a tax ID to apply to be vendors this year. She encouraged local nonprofits to reach out to the BID to see what the process is to participate.

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

Motion: CB10 to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets and 85th Street between Ridge Blvd. and Colonial Road, on 9/18/2025 through 9/21/2025, from 10:00 AM to 10:00 PM event #s 826195 & 826514, with the following stipulations (these stipulations are the same as the 2024 approval stipulations):

- **Music will end at 10:00 PM**
- **Remove all rides by Tuesday**
- **No DOT Alternate Sign Parking (ASP) signs shall be removed**

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

T&T Chair Zhang continued rendering the Traffic and Transportation Committee Report with a brief update regarding DOT expansion of CityBike program into Bay Ridge.

ZONING AND LAND USE COMMITTEE

Chair Simone-Mahaney rendered the ZALUC report. See Attached.

Motion: CB10 to submit requests for evaluation to the Landmarks Preservation Commission for the FDNY Firehouse Engine 242, FDNY Firehouse Engine 284 and the High School of Telecommunications, Arts and Technology.

Motion seconded by BM DiBartolo. 1 Recusal – BM Edmonds. Motion carried.

BM Mowery asked for clarification about the Council changes to the City of Yes as it relates to the Visitation property. The final legislation that passed exempted properties within the Special Bay Ridge District that are greater than 5 acres from the transit-oriented development component of the City of Yes. This means that the Visitation property would have to go through the ULURP process with community board review in order to gain housing density for development. A resident asked if the board was seeking to have the property landmarked; Chair Simone-Mahaney stated that a private citizen has already requested an evaluation of the property by the Landmarks Preservation Commission.

BM Stetler asked if the Committee has discussed how the City of Yes legislation will override the Special Bay Ridge District zoning provisions. Chair Simone-Mahaney stated that the Committee will be discussing that with the Department of City Planning in the near future.

OLD BUSINESS

None

NEW BUSINESS

BM Brennan inquired if the 68th Precinct was aware of an upcoming pro-Israel demonstration occurring on Wednesday, February 26, in front of the Bay Ridge Islamic Center. Captain Dasaro, who was present at the meeting, stated that the precinct has been in communication with the Islamic Center and there will be a police presence at the event. BM Edmonds stated that she believes the demonstration is in response to a recent protest which occurred in Borough Park and that Bay Ridge should be welcoming to all.

Seeing no further new business, Chair Capetanakis called for a motion to adjourn the meeting. Motion by BM Thum, seconded by BM Zhang. Meeting adjourned at 8:30 pm.

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

Date/Time: February 10, 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 February 10, 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 liquor/wine/beer/cider application at Bar Crudo LLC, 9324 3rd Avenue
2. Review of SLA liquor/wine/beer/cider application at ABVE Corp., 6803 3rd Avenue
3. Review of SLA wine/beer/cider application at New Phoenix Seafood Restaurant, Inc., 912 65 Street
4. Review of SLA liquor, wine, beer, cider license at FVSO restaurant & Bar Corp., d/b/a Las Margaritas Restaurant & Bar, 9208 3rd Avenue

Review of SLA liquor/wine/beer/cider application at Bar Crudo LLC, 9324 3rd Avenue

The applicant Dana Morrissey and Ronny Jaramillo were present via zoom along with their representative Robert Hall. The premises will be a restaurant with Latin theme food. The restaurant will have 15 tables with 64 seats and one bar with 6 seats. The hours of operation will be Monday-Thursday 4PM to 10PM, Friday 4PM to 1AM, Saturday 11AM to 10PM and on Sunday 11AM to 10PM. There will be no outdoor dining. The restaurant will have background music. There is no adverse history at this location. The owners have had previous SLA Licenses for Bar Crudo and Chela both in Park Slope. The applicant did provide a schematic, menu and did post the public notice.

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-Thursday 4PM to 10PM, Friday 4PM to 1AM, Saturday 11AM to 1AM and on Sunday 11AM 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 at ABVE Corp., 6803 3rd Avenue

The applicant Ricardo Echevarria was represented by Andy Hahn from ABC Licensing. The location will be a Peruvian restaurant with an estimated opening in about 2 months. The hours of operation will be Monday – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM. There will be 12 tables with 30 seats and 1 bar with 5 seats. There will be no outdoor dining. The applicant will have recorded background music. The applicant provided a menu and a schematic.

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 – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.
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, through their representative agreed and the motion passed unanimously.

New SLA Liquor/wine/beer/cider application at New Phoenix Seafood Restaurant, Inc., 912 65 Street

The applicant was not on Zoom nor present at CB10 office. Agenda moved on and will recall applicant prior to end of agenda.

New SLA liquor, wine, beer, cider license at FVSO restaurant & Bar Corp., d/b/a Las Margaritas Restaurant & Bar, 9208 3rd Avenue

The applicant Manuel Velazquez Naxi was represented by Andy Hahn who was on Zoom. The premises will operate as a Mexican restaurant. The hours of operation Monday – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM. There will be 6 tables with 24 seats and one bar with no seats. The premises will have recorded background music and live Mariachi Band approximately 2 to 3 times a year. 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 Monday – Thursday 11AM to 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM to 12AM.
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, through their representative agreed and the motion passed unanimously.

New SLA Liquor/wine/beer/cider application at New Phoenix Seafood Restaurant, Inc., 912 65 Street

The applicant was not present, and we will reach out to the applicant. A motion was made to deny the applicant unless the applicant agrees to postpone application to SLA until the March meeting of the Police and Public Safety Committee meeting.

The motion passed unanimously.

Note: The applicant did reach out to CB 10 office and will postpone their application to SLA until the March meeting.

New and Old Business

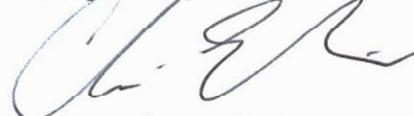
Recently there was a fire tragedy where two people were injured and one fatality at 80th street and 5th avenue. FDNY reported that the fire hydrants in the vicinity were blocked by illegally parked cars which impeded their operation. On the call with us was Capt. Dasaro, the Commanding Officer of 068 Pct. He explained the process of when residents put in 311 complaints for illegally parked cars and how they are handled by the Precinct. Just to note there were not any 311 calls for these two vehicles that were blocking the hydrant on the night of the fire. The calls go to the telephone switchboard at the pct. and then get assigned to patrol when they are available to investigate. The officers investigating activate body cams to document the complaint. They will issue a summons if they are not able to correct the violation. Going forward there will be increased enforcement on both parking and moving violations. An issue of time frame was asked for response to incidents, priority incidents take precedent over parking violations and the Pct. tries to get to those assignments as quickly as they can. One BM brought up an incident of a burglary in progress while the occupants were asleep during the night. Capt. Desaro explained that this is not isolated to 068 but is a pattern that they have seen citywide and is being investigated. The Capt. explained that he has increased patrols on the first platoon and his public safety team. There has been some success where a perpetrator was apprehended and arrested for breaking into an apartment at 1:30 in the morning. One resident on the call asked a question about blocked driveways on her block. The precinct will be addressing more quality-of-life incidents. BM asked a question on burglaries if they are repeat offenders. Capt. Desaro said that he does work closely with the Brooklyn DA's office and has seen repeat offenders more so on retail theft, car theft and they eventually go on to burglaries.

The Police and Public safety committee would like to thank Captain Desaro for his efforts within the 068 Pct.

Motion was made to adjourn. The motion passed unanimously.

The meeting ended at approximately 7:40 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 Sandy Vallas

BM Michael Festa

Zoom

BM Elizabeth Edmonds

BM Husam Rimawi

BM Barbra Vellucci

BM Ruth Greenfield Masyr

BM Salah Altayeb

BM Lori Willis

BM Judith Collins

Excused Committee members:

Absent:

BM Xuhui Ni

Bar Crudo LLC

Dana Morrissey

Michael Kelly

Ronny Jaramillo

Abvie Corp. and FVSO Restaurant and Bar Corp.

Andy Hahn

New Seafood Restaurant

No attendees present

NYPD

Capt. Desaro Commanding Officer 068 Pct.

Good evening, and welcome to our February Community Board 10 meeting.

I would like to announce that I have appointed two public members to the Pedestrian Safety Select Committee: Liz Lovejoy, former CB10 Member and Executive Director of the Bay Ridge 5th Avenue BID and Susan Esposito, Dyker Heights resident who is active in pedestrian safety and has a long history working with children with disabilities. I am sure both will prove to be valuable assets to the Committee.

This evening I want to advocate to show love to our community. In a recent article, The Greater Good Science Center inspires readers to use Valentine's Day as a reminder that love extends beyond the romantic. It's the moment to moment experiences of mutual caring that researcher Barbara Fredrickson calls "shared positivity" in which we can feel our community bond. Expanding feelings of love can make you feel good.

One of the simplest ways is to just be kind to each other. Like your parents, or grandparents might have said, "Be nice!" When we do something nice for someone else, without expectation of receiving something, it spreads love outward and increases our sense of connection. This can be as simple as smiling and saying hello.

Along with kindness, goes generosity. That could be financial, but sharing the skills we have is also a way to generously help others. Giving time and volunteering in our local community, not just to our community board, but the many charities, churches and non-profits can benefit others.

Expressing gratitude and remembering all the people in the world who are doing good, like appreciating the helpers in our community helps us

show love and support. That can include our police and firefighters, the workers at the stores we frequent and the person who delivers our mail, packages or take-out food. Giving thanks increases our sense of connectedness with others and acknowledges the individuals.

There is a saying that "Listening is an act of love." While it is easier to listen to the people we agree with, listening can also help ease tensions with people we don't agree with. By learning how to be curious rather than judgmental, we can hear people and we may even find commonalities and points of connection.

Awe is a feeling of amazement and wonder that can be inspired by something bigger or greater than ourselves. The beauty of walking in our neighborhood parks, the view of the Verrazano Bridge, even the smell of freshly baked bagels when you pass a shop—experiences that trigger our senses can stop us in our tracks and make us feel a positive connection to those who we share this neighborhood with.

If we all try to be more loving and appreciative, we could help create a more loving and caring Community Board 10, and that will benefit everyone's well-being. Thank you.



Respectfully Submitted,

Jaynemie Capetanakis, Chair CB 10

February 23, 2025

DISTRICT MANAGER'S REPORT
February 25, 2025

Good Evening Board Members:

During the month of February there were four fires and sadly two were fatal in the District. The first very close to home .. about a block away from the District Office and the second opposite the Norwegian Christian Home on 67th Street – the site of previous fires. The cause of the fires are currently under investigation. Response to the 80th Street fire was impacted by a blocked fire hydrant. It created a great deal of discussion on social media and calls for increased summonses to be issued.

Both Chair Capetenakis and PPS Chair Chris Elisson requested that we extend an invitation to the FDNY – Fire Prevention unit to an upcoming meeting. The Fire Prevention unit will also be tabling in front of the District Office at 8119 5th Avenue this Wednesday from 10am to 2pm.

Construction work has started at 6200 8th Avenue – and we have received some calls from local residents regarding the project.

This property has a long history and I wanted to take a quick moment to remind Board Members that in 2023, CB10 adopted a Resolution – urging the City Planning Commission to apply Special Permit ZR74-681 to this location after receiving a notice from the Office of Environmental Remediation relating to voluntary cleanup at this lot. The Department of City Planning previously required a Special Permit because the project area was located within a former railroad yard.

CB10 did receive a reply from the Brooklyn Planning Office after our resolution and supporting documents were submitted and reviewed, the office confirmed their new interpretation in writing and the project is now proceeding as of right.

This will be the largest residential development project since the construction of the Bay Ridge Towers – a Mitchell Lama complex.

The Proposed Development by Watermark Capital will consist of a new 28-story (364') mixed-use development to contain 646,443 zoning square feet (4.08 FAR) or 1,065,692 gross square feet. The building would contain community facility, residential and commercial uses including 497 dwelling units and 1,612 off-street parking spaces spread between three floors.

On February 12, 2025, 62-08 Realty LLC the primary applicant submitted a Land Use Application pursuant to ZR66-21 to facilitate a transit easement volume at this site.

The proposed Transit Easement would be located on the northern portion of the Development Site, providing new access to the adjacent 8th Avenue Station of the Metropolitan Transit Authority (MTA) directly from the Proposed Development. The Transit Easement comprises 5,975 square feet in area, providing direct access to the station from the Development Site.

As is my understanding, this is a Department of City Planning Chair Certification which again, unfortunately does not require community review. It is also filed as a Type II action and not subject to SEQRA/CEQR.

SYEP Applications are now open – deadline to apply is February 28, 2025.

Community Board 10 Parks Committee, Youth Services, Education and Libraries Committee will be partnering with MS 407 for a Park Beautification Project at Dyker Beach Park... details to follow.

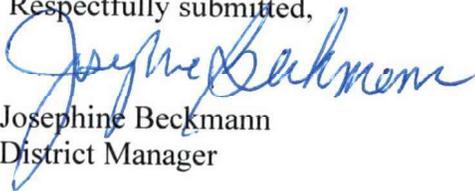
Bay Ridge Saint Patrick's Parade will take place Sunday March 23rd from 1 to 4pm. Formation is on Marine Avenue at 4th Avenue and will travel down 3rd Avenue ending at Senator Street.

Reminder there will be planned Verrazzano Narrows Bridge Overnight lane closures from February 24th through February 28th. Nightly closures in both directions of the upper level of the VNB from 10pm to 5am. Both directions of the lower-level lanes will remain open to customers during these times with the exception of a single lane closure in either direction as needed for bridge construction or maintenance. Hazmat vehicles and Oil Tankers will not be permitted to cross.

The next meeting of Community Board 10 will be on Monday, March 24th at 7pm – at the Bay Ridge Center 15 Bay Ridge Avenue. As a reminder, the March meeting was changed due to Saint Patrick's Day falling on the 3rd Monday this year.

Finally, the CB10 newsletter is a great way to communicate with residents. Please take time to read. If you are not subscribed, please send an email and let us know.

Respectfully submitted,

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

Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURERS REPORT**

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

Budget Appropriation for FY 2025

\$290,125.00

	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	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						\$93,885.46
COMMUNITY COORDINATOR	\$7,268.19	\$10,660.17	\$7,106.78	\$7,115.08	\$7,115.53	\$7,115.03	\$10,668.92						\$57,049.65
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04	\$3,094.22						\$16,462.61
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$167,475.22

Expense Code	Description	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/29/2025	3/31/25	4/30/25	5/31/25	6/30/25	
10B	Telephone		79.99											
10X	Intra-City Supplies		79.99	79.99	79.99	79.99	79.99	79.99						
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			120.00						
332	Data Process. Equipment													
337	Books													
402	Tel. Communications													
412	Rental/Misc. Equip		89.68	89.68										
417	Advertising					22.55								
431	Leasing Misc Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance		111.44	1,295.47	111.44		55.72	111.44						
612	Office Equip. Maint							40.45						
613	Data Process. Equipment													
615	Printing													
622	Temporary Services-contractual													
624	Cleaning Services		142.00		142.00		142.00							
686	Professional/Computer Services				780.00			795.00						
684	Professional/Computer Services		565.65											
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,329.82
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	0.00	0.00	0.00	0.00	0.00	0.00	176,805.04

Total Unencumbered Budget	Balance
	\$113,319.96

Respectfully submitted,

 Stephanie Simone-Mahoney, Treasurer

General Board Report – 2/24/2025

The Pedestrian Safety Subcommittee held three workshop sessions in the past month, focusing on collecting existing public data and translating it into data for future analysis, as well as preparing for our field surveys in late March and early April.

To that end, we are happy to announce that volunteer signups are now open. Signups are open to the public as well as Community Board 10 members. It will involve heading to assigned intersections and streets throughout the neighborhood, and spending at least an hour (or more, if you want to do multiple intersections) counting pedestrians, traffic levels, and identifying dangerous conditions. The data you gather will be part of our final report in June.

We will be providing training in the coming month, both digitally and in-person, but the inspections you perform are entirely self-directed and can be done at your own pace and at times that are convenient for you. We'll provide you with the intersections we'd like you to cover, and you do the rest!

The signup link will ask for your name, email address, and for times and locations that are convenient for you. We expect to begin responding via email and giving out assignments in the latter half of March. Please note that we will not use your email for anything other than contacting you with training material and your assignments, all contact information will be deleted after the subcommittee concludes its work.

The signup link is as follows:

<https://bit.ly/cb10pedsafe>

The link will also be available on the CB10 newsletter and social media in the coming week.

In the meantime, the committee will meet for another session soon as we finalize the survey forms we'll be providing for volunteers to fill out, and create our training materials.

Respectfully Submitted,

Daniel Hetteix, Committee Chair



Traffic and Transportation Committee February 2025 Report

Review of SAPO 2025 Festival Applications

On Thursday, February 13th, 2025, Traffic and Transportation Committee met in virtual quorum to review Street Activity Permit Office (or SAPO) applications for calendar year 2025. The Community Board has an advisory role to SAPO, providing approvals, approvals with stipulations, or denials with SAPO having the final decision. We discuss applications for the 5th Avenue Festival, 3rd Avenue Festival, and the Holy Cross Greek Cultural Festival and representatives for each were present. Each SAPO application was approved with stipulations. The Fifth and Third Avenue festivals have been successful in years past as both are community oriented events and it was noted that as compared to previous years, where vendor needed to have SAPO license, this year they will only require New York State sales tax number. This may increase the number of vendors. Additionally, for the Holy Cross Greek Cultural Festival, it was noted that the festival received a violation last year due to removal of Alternate Sign Parking signs and we have added a stipulation for non-removal of ASP signs to stipulations. *Side*

Motion #1: 5th Avenue Festival

Date: Sunday 06/01/2025

Event ID: 819889

Event time: 10 am – 6 pm

Location: 5th Avenue between Bay Ridge Avenue and 85th Street

Motion to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Street, on 6/1/2025, from 10:00 AM to 6:00 PM, event #819889, with the following stipulations (these stipulations are the same as the 2024 approval stipulations):

- NYPD amplified sound permit to end at 6PM.
- Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District 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.
- DSNY must begin cleaning after the event closes at 6PM.
- 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.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

Motion #2: 3rd Avenue Festival

Date: Sunday 9/28/2025

Event ID: 825027

Event time: 10 am – 6 pm

Location: 3rd Avenue between Bay Ridge Avenue and 94th Street

Motion to approve the application for the 3rd Avenue Festival, located at 3rd Avenue between Bay Ridge Avenue and 94th Street, on 09/28/2024, from 10:00 AM to 6:00 PM, event #825027, with the following stipulations:

- NYPD amplified sound permit to end at 6pm
- Amplified sound permits will be issued at the discretion of the Third Avenue Merchants 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.
- DSNY MUST COMMENCE CLEANING AT 6 PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants
- 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 both events.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- 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.

Note: For the Holy Cross Greek Cultural Festival, it was noted that the festival received a violation last year due to removal of Alternate Sign Parking signs and we have added a stipulation for non-removal of ASP signs to stipulations.

Motion #3: Holy Cross Greek Cultural Festival

Date: 9/18/2024– 9/21/2025 (Thursday to Sunday)

Event ID: 826195 & 826514

Event time: 10 am – 10 pm, including setup and breakdown

Location: Ridge Blvd, 84th – 86th Street & 85th Street, 85th Street Between Ridge Blvd and Colonial Road

Motion to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets and 85th Street between Ridge Blvd and Colonial Road, on 9/18/2025 through 9/21/2025, from 10:00 AM to 10:00 PM event #s 826195 & 826514, with the following stipulations (these stipulations are the same as the 2024 approval stipulations):

- Music will end at 10:00 PM
- Remove all rides by Tuesday
- No DOT Alternate Sign Parking (ASP) signs shall be removed

Sid

Review of Paneantico Bakery Roadway and Sidewalk Cafe Application

At the February 13th, 2025 meeting, the T&T committee further discussed applications from Paneantico Bakery, located at 9124 3rd Avenue for a roadway cafe on 92nd Street with 12 tables and 24 seats, which is 40 feet long and 8 feet wide and for a sidewalk cafe on 92nd Street and 3rd Avenue for 16 tables and 32 seats. Discussions for the roadway and sidewalk cafes surrounded the spacing for pedestrian walkways as well as on parking space and the safety since it's on 92nd Street. Given the offset of the roadway and sidewalk cafes, there was ample pedestrian walkway even with the tree present. The District Office confirmed there were no complaints from the community on this location.

Motion #4: Motion to deny application number 20240801030036 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.

Motion #5: Motion to deny application number 20240801030036 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.

Review of Omonia Cafe Sidewalk Cafe Application

The T&T Committee met with Omonia cafe again to discuss their application for a sidewalk cafe. The committee and the board previously approved a roadway cafe for Omonia at 7612 3rd Avenue in November 2024 which was approved with the standard stipulations at the time. We noted that this application does reflect the updated stipulations the Board passed in December 2024. The bulk of the discussion revolved around the space that the sidewalk cafe would take up and the decision to request 8 tables and 32 seats and therefore could impede pedestrian walkways. The owner agreed to amend the application to reflect reduction to 4 tables.

Motion #6: Motion to deny application number 20240723030004 for a sidewalk cafe with amended table count to 4 tables and 16 seats 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 2be 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.

Review of Bay Ridge Cafe Sidewalk Cafe Application

The T&T Committee met with Bay Ridge Cafe at 6802 4th Avenue to discuss the application for a sidewalk cafe on 68th Street for 5 tables and 10 seats. The Bay Ridge Cafe is a coffee, tea and hookah bar and the request for a sidewalk cafe is meant to cater to customers like senior citizens who want coffee or tea but not to be around smoking. The district office noted no complaints for this location. Given the type of establishment, we requested conspicuous signs to be displayed and the owner affirm enforcement of the no smoking standard stipulation.

Motion to deny application number 20240803030023 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. (Added stipulation) Multiple no smoking signs should be made conspicuously visible

Discussion of planned CitiBike expansion into Bay Ridge

The District Office posted the committee on the upcoming Citibike expansion later this year. The new docking stations are expected to be installed in Fall 2025 and will include regular and electric pedal-assist bikes. The expansion of Citibike into the neighborhood had mixed reactions from the committee, so while some members were supportive of the increase into corridors such as 4th avenue or along parks and that it enables commutes and connectivity to downtown, others highlighted impact on local bike shops or removal of parking spots, and the influence of corporatism. The feedback portal is currently live and is available at <https://nycdotprojects.info/CitiBikePhase3> and this link is available in CB10 newsletter. This will be available until mid-April. The DOT will be back in May or June to present location suggestions. I recommend everyone visit the feedback portal and identify locations where a bike dock may and may not be useful to the community.

Respectfully submitted,
Jack Zhang
Chair



ZONING AND LAND USE Committee
CB #10-Brooklyn
February 11, 2025

The Zoning and Land Use Committee met in-person at the District Office and virtually on Zoom on Tuesday, February 11, 2025, at 7:00 p.m. The Committee met in virtual quorum. There were three items on the agenda.

Landmark Preservation Requests

The first agenda item covered landmarking requests. The Committee revisited its November 2024 meeting discussion regarding priorities for landmark designation. The three sites identified for submission to the **Landmarks Preservation Commission** were:

- **FDNY Firehouse Engine 242**
- **FDNY Firehouse Engine 284**
- **High School of Telecommunication Arts and Technology**

Community Board 10 has secured support from City Council Member Justin Brannan for the landmarking of these three sites. As a result, the Committee decided to commence with the first step in the process—submitting Requests for Evaluation (RFEs).

A **Motion** was made: To submit Requests for Evaluation (RFEs) to the Landmarks Preservation Commission for the FDNY Firehouse Engine 242, FDNY Firehouse Engine 284, and the High School of Telecommunication Arts and Technology. The motion passed unanimously.

(The Committee did not have an in-person quorum so a second is needed from the floor.)

Continuing with its discussion on landmarking efforts, the Committee focused on identifying potential historic sites within Community Board 10 (CB10). A mapping tool was reviewed, highlighting existing landmarks and sites proposed for designation. To advance this effort, Committee members will be assigned sections of CB10 to survey for additional historic structures that may be eligible for landmark consideration. *(Historic Photo Submission: A 1918-1919 photograph of Bay Ridge High School will be submitted by Doris Cruz, ZALUC member, to support landmark designation efforts.)*

Additionally, the Committee returned to its September 2024 discussion of Louise Terrace/Colonial Road Historic District, which was nominated for the National and State Registers of Historic Places by Lindsay Peterson, a Bay Ridge resident, architectural historian, and preservation consultant. Community Board 10 was notified that Louise Terrace/Colonial Road Historic District was listed on the National Register of Historic Places on January 22, 2025.

City of Yes for Housing Opportunity – City Council Modifications

The second item on the agenda was a review of the City Council modifications to the City of Yes for Housing Opportunity proposal.

The modifications were made in response to specific concerns raised through the public review process. In addition to the zoning changes, the Council secured \$5 billion in City and State funding commitments for its "City for All" housing plan which is intended to support affordable housing initiatives, promote homeownership, and enhance neighborhood infrastructure improvements across New York City.

The following summarizes the Council's summary of final modifications to the Zoning for Housing Opportunity citywide text amendment proposals-**as they relate to Community Board 10!** This is a broad overview; the Council's full summary and the full text of the citywide text amendment are available for your review online.

(<https://nyc.legistar.com/LegislationDetail.aspx?ID=6888427&GUID=4B132BCA-7483-462C-8588-B6B921596C48&Options=&Search=%5d>)

Key Modifications

- **COY ZHO Proposal:** Re-legalize housing above businesses on commercial streets in low density areas. New buildings would have 2, 3 or 4 stories of homes above a commercial ground floor, depending on underlying zoning. Within the greater transit zone, these buildings, regardless of district, can be 5 stories and have 2.5 FAR (Residential 2.0 FAR)
- **CB10 Comments/Concerns:** Buildings should be limited to three stories above commercial floors and one- and two-family homes be protected.
- **City Council Modification:** Town Center developments will not be permitted in areas where Commercial overlays are a single, isolated block, or on a block with a Commercial overlay that today is developed with mostly 1-2 family homes.

2. Transit-Oriented Development (TOD)

- **COY ZHO Proposal:** City of Yes would re-legalize modestly-sized, transit-oriented apartment buildings in low-density residence districts. Sites must be within half-a-mile of transit, 5,000 square feet or larger, and on a corner, a short block, or facing a street 75+ feet wide. Buildings could be 3, 4 or 5 stories, depending on zoning district. Any site with a community facility use would be eligible for TOD within the Greater Transit Zone
- **CB10 Comments/Concerns:**
 - Sections of Community District 10 eligible for transit-oriented development in this proposal are locally referred to as "transit deserts"

where transportation is insufficient. Therefore, the definition must be changed to reflect the realistic transit infrastructure on a district-by-district basis.

- The Committee thinks the transit zone radius should be reduced from a half mile to a more realistic walking distance, especially for local seniors.
- One- and two-family homes within the R1 through R4 Districts should be exempted from this requirement.
- **City Council Modification:**
 - Exclude all R1 and R2 single-family districts from TOD eligibility (but not for R3 and R4).
 - Reduce the TOD radius from .5 to .25 for outermost stations of the LIRR and Metro North within the City.
- **Persistent Concerns:**
 - Greater potential teardowns and neighborhood changes.
 - Community Facilities are still subject to TOD rules so developers may be incentivized to offer substantial sums to these institutions, some of which have been in the community for over 100 years, but may be struggling financially
 - There's potential for significant development at these facilities or potential for the loss of community programs that are sponsored by these facilities.
- **Exemption:**
 - The Visitation site is currently designated as an R3-1 District (one and two family houses) so it would be subject to the new zoning rules under the Transit Oriented Development proposal. However....
 - Visitation's 7.5 acres are exempt from these rules based on the language in the modified zoning text which reads:

"114-02 Applicability of Certain Provisions Within the #Special Bay Ridge District#, the definition of #qualifying residential site# shall be modified to exclude #zoning lots# existing on [date of adoption] with a #lot area# that exceeds five acres."

3. Accessory Dwelling Units (ADUs)

- **COY ZHO Proposal:** Allow single- or two-family residences to add an "accessory dwelling unit," or ADU — which can include a backyard cottage, attached extension, attic, garage conversion, or basement apartment--up to 800 square feet and two stories, located at least 5 feet from lot lines, and cannot occupy more than 50% of the rear yard.

- **CB10 Comments/Concerns:**
 - DCP has not provided any documentation to this Board as it relates to inter-agency study, review, analysis, or endorsement of this proposal.
 - CB10 has concerns regarding the built-out environment, encroachment, safety, fire codes, utility hookups, building codes, occupancy levels, the potential for home occupations, loss of permeable space and resiliency, the as-of-right provision of this proposal, and no tie to affordability.
- **City Council Modifications:**
 - Prohibit detached and attached backyard ADUs on zoning lots within R1A, R2A, or R3A zoning districts, unless they are in the Greater Transit Zone
 - Prohibit detached and attached backyard ADUs in Historic Districts
 - Prohibit ADUs in attached or row houses.
 - ADUs can only be one story, unless parking is provided on the first floor.
 - Prohibit ADUs from covering more than 33% of a rear yard.
 - The Homeowner must live on the property in order to have an ADU.
 - Prohibit ground floor ADUs (detached or attached extensions) and basement ADUs in both the coastal flood zone and areas the City identifies as vulnerable to inland flooding from heavy rain. Therefore, exemptions were made west of Ridge Boulevard in the Bay Ridge Special District:
 - 1. "In addition, no #backyard ancillary dwelling units# shall be permitted within the portion of the #Special Bay Ridge District# west of Ridge Boulevard and Marine Avenue"
- **Persistent Concerns:**
 - The proposals, even with modifications, do not conform to existing building code; therefore building code may prevent homeowners from creating ADUs or from making other changes that the new zoning rules may permit
 - No guidance or public statements from DOB, DEP, FDNY

4. District Fixes

- **COY ZHO Proposal:**
 - Small increases to FAR (e.g. .5 to .75) • Relax regulations on sizes of yards and lot coverage, including reducing required rear yards from 30' to 20' • Allows construction into the rear yard for amenity spaces in multi-family buildings • Adjust perimeter height limits and building envelopes • Relax regulations on minimum lot area and lot width
- **CB10 Comments/Concerns:**
 - Community Board 10 requested that this proposal be removed entirely. (STOP HERE --Reasons below)

1. *A mix of housing options in CD 10, including 1- and 2- family homes, multi-family homes, condos, co-ops, and rent-stabilized apartments is integral for stability in the district.*
 2. *DCP has not provided a thorough citywide district-by-district analysis as to why this proposal is needed or what it seeks to accomplish.*
 3. *This as-of-right proposal: upzones every contextual district in CD10 but has no tie to affordability; fails to take into consideration the impacts on neighboring properties; incentivizes tear downs; and will make homes more expensive and less attainable as competition for land increases based on the ability to subdivide houses and create smaller units.*
 4. *In 2016 CD 10 removed ZR 73-622 from consideration in the district as like the Housing Opportunity proposal, it was designed to allow for only modest expansion. However, it did not produce new units of housing, there were no ties to affordability, and it resulted in negative impacts to open space, streetscapes and neighboring properties.*
- **City Council Modifications:**
 - Reduce permitted obstructions in rear yard from 50% to 33% • For lots less than 40ft. wide, maintain the required 30 ft rear yard for row-houses and semi-detached homes, i.e. the “donut hole” • Limit reductions to required side yards ensuring 5ft-8ft yards depending on district • Adjust lot coverage rules to protect open space • Limit rear yard reduction for attached buildings • Limit the decrease in lot area and lot frontage • Modify proposed lot coverage to retain differences between districts
 - **Persistent Concerns:** even with limitations on lot coverage and side yards, the District Fixes proposal still enables significant zoning changes that could:
 - encourage teardowns of one- and two-family homes in favor of larger, higher-density structures.
 - encourage speculative real estate investment
 - create ambiguity of enforcement as multiple and varied zoning changes are implemented;
 - Negatively impact affordability and neighborhood stability.

5. Parking Requirements

- **COY ZHO Proposal:**
 - Remove all residential parking requirements on new housing, Citywide
 - Continue to require parking built pursuant of current requirements but allow removal of this parking via CPC authorization
- **CB10 Comments/Concerns:** Provide a proper analysis in the Environmental Impact Statement and address concerns regarding enforcement, loss of

permeable surfaces, increased congestion, exacerbation of illegal parking, and insufficient transportation network.

○ **City Council Modifications:**

- Instead of treating all areas of the City the same, the modifications seek to distinguish parking requirements based on parking needs. NYC will be divided into three zones::

1. **Zone 1:** No parking requirements (Manhattan, Long Island City, parts of Brooklyn/Queens). All residential parking requirements for new developments are eliminated.
2. **Zone 2** (includes transit zone; likely applies to CB10): Reduce current parking requirements and significantly reduce parking requirements for small multi-family buildings (*exempt vs. significant reduction; stated differently in separate Mod Summaries*)
3. **Zone 3:** Maintain most parking requirements (Staten Island, outer areas, areas outside transit zone).
4. Exemptions include: Conversions, ADUs, Houses of Worship, Qualifying Sites (TOD & Town Centers) with less than 75 units, Affordable Housing in Zone 2, and small multifamily buildings in Zone 2
 - a. 9000 Shore Road development: no updates; pending legal action

6. Affordable Housing Adjustments

○ **COY ZHO Proposal:**

- Affordability of units would be an average 60% AMI • Would increase FAR for most districts by 20% and increase heights by 1 to 3 stories • All newly created FAR and height could only be used for affordable units • Limited to medium and high-density areas R6-R10 • Larger bonus in R6 and R7-1 districts but likely only for 100% affordable buildings

○ **City Council Modifications:**

- 20% of UAP units must be affordable at 40% AMI (income range \$40,000 - \$70,000).
- Reduce proposed UAP heights by 10' in districts where disproportionately large height increases are proposed: R6 narrow streets, R7-1 narrow streets, R8B

○ **CB10 Comments/Concerns:**

- A Committee questioned whether this affordability level would remain static or adjust over time.
- The Committee questioned whether or not the deep affordability would incentivize development since rents would have to be very low. However, the City and State have provided the City Council with a \$5 billion fund which may enable the city to heavily subsidize the modified proposal

7. Small and Shared Housing

- **COY ZHO Proposal:**
 - Eliminate " Dwelling Unit Factor" in the inner transit zone which is maximum number of units a building can have • Reduce the " Dwelling Unit Factor" to 500 sq ft outside the Inner Transit Zone
 1. *DUF limits the number of residential units that can be built on a property (divide the allowable residential square footage of the building by the dwelling unit factor--so a lower factor means you can have more units)*
- **CB10 Comments/Concerns:**
 - CB10 opposed small/shared housing, noting its similarity to tenements and single-room occupancy (SRO) housing that previously caused safety and security issues within CB10..
- **City Council Modifications:**
 - Maintain current regulations for existing buildings to prevent the subdividing of existing apartments
 - Dwelling Unit Factor will only be eliminated in Manhattan Core and Downtown Brooklyn
 - Minimum dwelling size will increase from the originally proposed 500 sq. ft. to 680 sq. ft. in most of NYC
 - Shared housing/SROs will not be allowed without further legislation passed by the Council (In other words, the Zoning Resolution only removes the zoning barrier but does not permit SROs)
- **Persistent Concerns:** Concerns remain over safety and security

8. Railroad Rights-of-Way Development/Maintaining Community Input

- **COY ZHO Proposal:** Authorizations, rather than a Special Permit, was proposed for developments of a Railroad Right of Way (Authorizations are issued by the City Planning Commission and do not require a Council vote.)
- **CB10 Comments/Concerns:** CB10 raised concerns that large-scale railroad property development--particularly at the 6200 8th Avenue development site--should not proceed without further review and requested that the Special Permit requirement be maintained
- **City Council Modifications:**
 - Special Permits will be restored with Council Review
 - Special permit requirement restored for lots larger than 1.5 acres.

Next Steps

The Zoning and Land Use Committee emphasized the need for further clarification from City Planning and will meet with Department of City Planning representatives next month.

New York City Charter Revision Commissions

The Committee discussion turned to the third agenda item: the Mayor's and City Council's separate Charter Revision Commissions. Mayor Adams has convened a second city charter revision commission to propose changes to land use and ULURP. Its first public hearing was February 11, 2025. The City Council, too, has established a Charter Revision Commission which also seeks to make changes to land use review. As both commissions may impact **future zoning regulations**, the Committee agreed to **monitor developments closely**. Ralph Carmosino has volunteered to assist me in tracking meetings and policy changes.

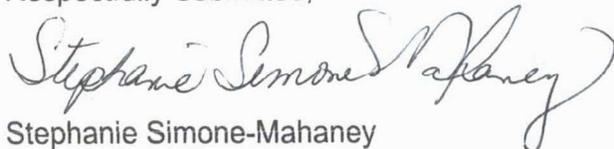
Other Business

Finally, on February 13, a CB10 representative, Stephanie Simone-Mahaney, attended Urban Plan, a full-day experiential learning workshop at St. Francis College offered by the Urban Land Institute (ULI). The one-day session, which is geared towards public officials, allows participants to take on the role of developers and respond to a hypothetical request for proposals to revitalize a fictional disinvested neighborhood. With the guidance and critical feedback of industry professionals, participants develop an understanding of: the challenges of urban redevelopment; compromise; and of the trade-offs and risks in land use decisions, especially within public-private partnerships. Highly recommend for any community board member

Adjournment

A motion was made to adjourn. The motion passed unanimously

Respectfully Submitted,



Stephanie Simone-Mahaney

In Attendance:

Josephine Beckmann

*Ibrahim Anse
Ann Falutico
Steve Harrison*

*Ralph Carmosino
Barbara Germack
Pierre Lehu*

*Doris Cruz
Carmelo DiBartolo
Stephanie Simone-Mahaney*

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Gorm Rest. Inc. d/b/a Hunter's Steak & Ale House 9404 4 th Avenue	Renewal 01/31/2025	liquor, wine, beer, cider
V Rex Hospitality LLC d/b/a Bakers Bar 7912 Third Avenue	Renewal 02/10/2025	liquor, wine, beer, cider
V&M Pizzeria Inc. d/b/a Vesuvio 7303 Third Avenue	Renewal 02/05/2025	liquor, wine, beer, cider
Swedish Football Club 725 65 th Street	Renewal 02/07/2025	liquor, wine, beer, cider
Toxotis LLC d/b/a King Souvlaki 8402 Third Avenue	Renewal 02/10/2025	wine, beer, cider
To Restaurant & Bar Inc. d/b/a Euphonia 8402 Third Avenue	Renewal 02/10/2025	liquor, wine, beer, cider
8812-8814 Restaurant Corp. d/b/a Arirang Hibachi Steakhouse 8402 Third Avenue	Renewal 02/10/2025	liquor, wine, beer, cider
427 Kings Highway Inc. d/b/a Peppino's 8402 Third Avenue	Renewal 02/28/2025	wine, beer, cider