

Community Board 10 Board Meeting Member Attendance
April 22, 2025, 7:00pm, Fort Hamilton Senior Center, 9941 Fort
Hamilton Parkway

Board Members Present:32

Salah Altayeb
Ibrahim Anse
Jonathan Bova
Teri Brennan
Tracie Britton
Barbara Buchalter-Pollack
Jaynemie Capetanakis
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Judith Collins
Doris Cruz
Carmelo DiBartolo
Elizabeth Edmonds
Chris Elisson
Carmen Feliciano
Senja Frangipani
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Pierre Lehu
Essa Masoud
Ruth Greenfield Masyr
Marie Mirville-Shahzada
Danielle Mowery
Xuhui Ni
Dr. Husam Rimawi
Lawrence Stelter
Henry Stewart
Julie Thum
Sandy Vallas
Jack Zhang

Board Members Excused: 15

Richard Day
Ann Falutico
Michael Festa
Dianne Gounardes
Daniel Hetteix
Habib Joudeh
Stella Kokolis
Joseph Loccisano
Daniel Loud
Stephanie Simone-Mahaney
Francis Milea
Dean Rasinya
Barbara Vellucci
Lori Willis
Yanfei Wu

Board Members Absent: 2

Zhen Huang
Lisha Luo Cai

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
April 22, 2025, 7:00 pm, Fort Hamilton Senior Center, 9941 Ft. Hamilton Parkway
YouTube Livestream link: <https://youtube.com/live/-f8Ug8KWf8A>

HONOR OF THE PLEDGE

Scouting America, Troop 18G

ADOPTION OF AGENDA

ADOPTION OF MINUTES

March 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 Friandisees, Inc., d/b/a Sky Lounge, 6709 5th Avenue

Committee Report and Recommendation Discussion and Vote

New SLA liquor, wine, beer, cider license at Bodega NYC, 9221 5th Avenue

Committee Report and Recommendation Discussion and Vote

New Adult-Use Retail Dispensary Application for Indoor Treez, 426 86th Street

Committee Report and Recommendation Discussion and Vote

Open Dining Application submitted by Skinflints Restaurant Inc., 7902 5th Avenue, for a sidewalk café on 79th Street, 53 feet long and 5 feet wide with 5 tables and 20 seats AND on 5th Avenue, 16.5 feet long and 5 feet wide with 2 tables and 8 seats

Committee Report and Recommendation Discussion and Vote

Open Dining Application submitted by ENBA LLC, d/b/a Ponte Vecchio Ristorante, 8810 4th Avenue, for a sidewalk café on 4th Avenue, 24 ft. long and 10 ft. wide, with 5 tables and 12 seats

Committee Report and Recommendation Discussion and Vote

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

POLICE AND PUBLIC SAFETY COMMITTEE

Review of request from 68th Precinct Community

**Council to support the Angel Shots Program
Initiative within Community District 10**

Informational Report

ENVIRONMENTAL COMMITTEE

**Update on presentation by NYS Dept. of Environmental
Conservation Representatives regarding Interim
Remedial Measures proposed at the former Giuffre
Auto Group Site, 8802 5th Avenue and 429 89th Street
as part of a Brownfield Cleanup Program**

Informational Report

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on Presentation given by NYC Economic
Development Corporation regarding NYC Ferry**

Informational Report

**Review of Street Renaming of Public Area Application –
71st Street at 11th Avenue (east side) for Rosa Casella**

Informational Report

Review of new DOT Carshare Locations:

- North side of street at 120 68th Street
- North side of street at 1275 78 Street

**Committee Report and Recommendation
Discussion and Vote**

**Update on Committee review of NYS Senate Bill
S4045A, requiring the installation of intelligent speed
assistance devices for repeated violation of
maximum speed limits**

**Committee Report and Recommendation
Discussion and Vote**

ZONING AND LAND USE COMMITTEE

**Update on Presentation by NYC Planning regarding
final revisions to City of Yes for Housing Opportunity**

Informational Report

**Update on CB10 Potential Landmarking sites and
sector map assignments**

Informational Report

**JOINT COMMUNICATIONS AND PUBLIC RELATIONS
OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE
POLICE AND PUBLIC SAFETY
and YOUTH SERVICES, EDUCATION LIBRARIES COMMITTEES**

**Update on OEM Training Presentation regarding the
benefits of NotifyNYC**

Informational Report

PEDESTRIAN SAFETY SELECT COMMITTEE

Update on Safety Survey Packets and Training Video

Informational Report

**OLD BUSINESS
NEW BUSINESS
ADJOURN**

Community Board 10 General Board Meeting Minutes

Tuesday, April 22, 2025, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Parkway

YouTube Livestream: <https://www.youtube.com/watch?v=-f8Ug8KWf8A&t=6965s>

Chair Capetanakis called the meeting to order at 7:05 pm and introduced Scouting America Troop 18G and their Scout Master, Board Member Shirley Chin, to lead the Honor of the Pledge. BM Chin thanked the board for inviting the troop and let everyone know that the troop is open to new members between the ages of ten and eighteen.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Germack, seconded by BM Britton.

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes of the March 24, 2025 Board Meeting. Motion by BM Collins, seconded by BM Buchalter-Pollack.

All in favor. Motion carried.

PUBLIC SESSION

Laurie Windsor representing Congresswoman Nicole Malliotakis:

- Reminded everyone that Real IDs will be mandatory for domestic flights beginning on May 7th. Non-compliant driver's licenses can be updated at the DMV.

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and reminded all that the next shredding and e-waste event at St. Anselm's will be held on May 17th.
- Provided flyers regarding protecting SNAP benefits, Real ID requirements as well as NO SOLICITATION notices.

Sergey Chuprick representing the Comptroller Brad Lander's Office:

- Greeted everyone and introduced himself as the new liaison for Southern Brooklyn.
- Provided information about the office's website and initiatives regarding climate change and fair wages that can be found on the website.

Rob Aguilar representing Councilwoman Alexa Avilés:

- Greeted everyone and provided an update on the city's ongoing budget hearings. The Council Member believes this budget season may be difficult in light of federal budget cuts.
- Provided information about a petition to save Sunset Park's oldest senior center which is facing a rent increase of 70%.

Chris McCreight representing Councilman Justin Brannan:

- Greeted everyone and provided information about the upcoming shredding event as well as two street renamings: one for former Board Member Mary Nolan on April 27th and one for former member of the FDNY Marcel Claes on May 3rd.
- Announced that DOB representatives will be available to assist residents in the Councilman's office on April 23rd from 11 am – 3 pm

Nancy Lulu representing the Brooklyn District Attorney Eric Gonzalez' Office:

- Greeted everyone and announced that the DA's office held a successful gun buyback event on April 5th in which 195 firearms were collected.
- On April 25th, the office will be holding a drug takeback event with a drop-off location at the Bay Ridge Center.

Board Member Ruth Greenfield Masyr:

- Greeted everyone and announced that the Bay Ridge Jewish Center will be holding a 100th Anniversary celebration on May 18th.

Public Session:

Prior to discussing SLA applications, Police and Public Safety Committee Chair read a letter from OCM responding to the board's inquiry about enforcing stipulation agreements between the board and retail dispensaries. Essentially, OCM will not be enforcing stipulation agreements.

BM Harrison opined that even if the SLA is not enforcing stipulation agreements, the board could still retain an attorney and enforce them through the Courts.

In the matter of a new SLA wine, beer and cider license for Friandises Inc. d/b/a Sky Lounge, 6709 5th Avenue, Brooklyn NY 11209, the Committee Report and Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA wine, beer and cider license application for Friandises Inc., d/b/a Sky Lounge, 6709 5th 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 5PM to 2AM, Friday and Saturday 5PM to 3AM and on Sunday 5PM to 2AM.**
- 6. The establishment will no longer serve hookah.**
- 7. The sign on the establishment will also remove the hookah symbol.**
- 8. There will be no smoking permitted.**
- 9. There will be no outdoor music.**
- 10. The doors and windows will remain closed with amplified music.**

- 11. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 12. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 13. There will be at least 20% visibility view into the establishment at eye level.**
- 14. 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 Lehu. All in favor, motion carried unanimously.

In the matter of a new SLA license for liquor, wine, beer and cider for Bodega NYC Productions Inc. located at 9221 5th Avenue. The Committee Report and Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Bodega NYC Productions Inc., 9221 5th Avenue, unless the applicant agrees to the following stipulations:

The premises will be operated as a restaurant/tavern.

- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicants will not serve or allow BYOB until their license is obtained.**
- 4. The owner or manager will be on site during all hours of operation**
- 5. The hours of operation will be Monday-Thursday 11AM to 2AM, Friday and Saturday 11AM to 3AM and on Sunday 11AM to 2AM. Outdoor seating will be Monday to Sunday 11AM to 9PM.**
- 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 Bova.

Discussion followed about noise complaints received for this establishment before and after the Police and Public Safety Committee meeting as well as social media posts appearing to show parties occurring at the establishment. Members of the public living near the establishment spoke about the noise and crowds already gathering at this location on the weekends as well as the noisy conditions that exist in the area with traffic and construction. Other members of the public as well as the owner of the establishment spoke in support of the application stating that complaints were coming from only one individual and that the owner needed to operate prior to having a liquor license in order to pay rent. DM Beckmann stated that complaints were received from multiple people and that she had spoken personally to the owner about said complaints which he explained were from loud music being played while painting the

establishment. This explanation was contrary to the social media posting which showed the establishment operating as a club with music and dancing.

Following discussion, BM Zhang made a motion to amend the denial from unless the applicant agrees to stipulation to an outright denial. BM Mowery inquired as to what happens if the Board denies an SLA application. DM Beckmann stated that the SLA will have to hold a public hearing on the application at which the board and neighbors will be allowed to submit testimony.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Bodega NYC Inc., 9221 5th Avenue.

Seconded by BM Thum. 24 in favor, 2 abstentions - BM Hatzis and BM Mowery. Motion carried.

In the matter of a new adult-use retail dispensary application for Jerry The Cable Guys Inc., d/b/a Indoor Treez, 426 86th Street. The Committee Report was rendered by Police and Public Safety Chair Elisson.

Motion from the floor made by BM DiBartolo, seconded by BM Thum: CB10 to render a positive opinion unless this location is not within 1000-foot radius of another dispensary. It is the opinion of the committee that the community does not get oversaturated with dispensaries.

Discussion followed about the location of the dispensary and whether it was too close to a mosque or another licensed dispensary. The mosque is not within the proximity protected radius and the other dispensary on 86th Street previously reviewed and given a positive opinion by CB10 can no longer be checked to see if it is still pending, as OCM has removed the proximity protection map from its website.

BM Zhang inquired about adding standard stipulations to the opinion and made a motion to amend the positive opinion to include standard stipulations.

Motion that was made and seconded from the floor with the addition of stipulations to render a positive opinion, unless this location is not within 1000-foot radius of another dispensary. It is the opinion of the committee that the community does not get oversaturated with dispensaries.

Motion Seconded by BM Bova. 25 in favor, one opposed – BM Mirville-Shahzada. Motion carried.

BM Harrison noted that a motion must first be made to amend the original motion that was made from the floor and then proceed with a vote on the amended motion. A new motion to amend was made.

Motion to Amend: CB10 to render a positive opinion, with stipulations, unless this location is not within 1000-foot radius of another dispensary. It is the opinion of the committee that the community does not get oversaturated with dispensaries.

2 recusals – BM Hatzis and BM Anse. Motion carried.

Motion as Amended – 21 in favor; 2 opposed - BM Carmosino and Greenfield-Masyr; 3 abstentions - BM Masoud, Anse and Mirville-Shahzada. Motion carried.

In the matter of a DOT Open Dining Roadway Café Application for Skinflints Restaurant Inc., 7902 5th Avenue, application number 20240803030032; the Committee Report and Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240803030032 for a sideway 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.

All in favor. Motion carried unanimously.

In the matter of a DOT Open Dining Roadway Café Application ENBA LLC d/b/a Ponte Vecchio Ristorante, 8810 4th Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 2025012303001 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.

Discussion followed about how the stipulation concerning valet parking is enforced. BM Beckmann stated that complaints can be referred to the 68th Precinct who will then remove any obstructions.

25 in favor, 1 opposed – BM Cruz. Motion carried.

CHAIR’S REPORT – See Attached

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

POLICE AND PUBLIC SAFETY COMMITTEE

Chair Elisson rendered the Committee report. See Attached.

Ilene Sacco, from the 68th Precinct Community Council, spoke about the Angel Shots initiative and working with local bars about implementation and using social media to make patrons aware of the program which allows patrons to alert bartenders about uncomfortable situations.

A member of the public expressed concern that by publishing the initiative on social media everyone will know what angel shot means and make the point of the initiative obsolete.

ENVIRONMENTAL COMMITTEE

Chair Britton rendered the Committee report. See Attached.

TRAFFIC AND TRANSPORTATION COMMITTEE

T&T Chair Zhang questioned if there was still a quorum, and a Roll Call was taken for attendance. See Attached.

T&T Chair Zhang rendered the Traffic and Transportation Committee Report and Recommendation. See Attached.

Motion: CB10 to write a letter to DOT and elected officials expressing disapproval of the replacement of 4 parking spots in place of 4 Zipcars and to request a review of the costing of the

permit above administrative costs given the removal of public space at a cost incongruent with spot value.

Discussion followed about the existing locations of car share spots in the neighborhood and the poor driving skills of those who utilize the vehicles. A member of the public also opined that public parking spaces should not be given to private for-profit corporations.

Motion seconded by BM Mowery. 24 in favor, 1 opposed – BM Lehu, 1 abstension - BM DiBartolo. Motion carried

Motion: CB10 to write a letter to Senator Gounardes to support Senate Bill S4045A requiring the installation of intelligent speed assistance devices for repeated violations of maximum speed limits in concept, and to request further details within the bill on operations and enforcement by DMV as well as to request reduction in minimum number of points to allow for earlier intervention.

Discussion followed about whether repeated red light camera infractions should warrant the need for these devices as the cameras are not exact and can capture cars that have not actually run a red light. Additional concerns were voiced about the need for cars to sometimes exceed speed limits to avoid accidents as well as this intervention being tied to the car when bad drivers may be able to utilize other vehicles, or the car itself being used by other safe drivers.

Motion seconded by BM Mowery. 17 in favor, 7 opposed. Motion carried

ZONING AND LAND USE COMMITTEE

In the absence of Zoning and Land Use Committee Chair Simone-Mahaney, BM Lehu rendered the Committee report. See Attached

Seeing the late time, BM Vallas made a motion to bypass the reading of the additional committee reports as they were informational only. All in favor, motion carried unanimously.

JOINT COMMUNICATIONS AND PUBLIC RELATIONS, OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE, POLICE AND PUBLIC SAFETY and YOUTH SERVICES, EDUCATION LIBRARIES COMMITTEES

Please see attached.

PEDESTRIAN SAFETY SELECT COMMITTEE

Please see attached.

OLD BUSINESS

BM Edmonds brought to attention the issue of firework usage, motorcycle use in parks, and drag racing increasing as the weather improves and the need for enforcement. BM Mowery added to that, pointing out the need for more enforcement of u-turns and other driving violations.

NEW BUSINESS

BM Thum reminded everyone that the Merchants of Third Avenue will be holding a Pizza Wars event on May 4th where the public can try slices from a number of local pizzerias and vote for their favorite.

Seeing no further new business, Chair Capetanakis adjourned the meeting at 9:15 pm.

Welcome to our April 2025 Community Board 10 meeting. We hope everyone who was celebrating enjoyed a Happy Passover, Happy Easter and Happy Spring.

I wanted to begin with a recap of an issue raised at last month's meeting. At the end of the night under New Business, a motion was made, seconded and voted upon that in a statement shared, several members requested the board send a letter to our federal representatives regarding potential federal budget cuts. However, the recorded vote was 20 in favor and 3 opposed. The total number of voting members counted and stated by Community Coordinator Dorothy Garuccio and BM Dan Hetteix was 20 in favor and 3 opposed. Following the meeting, the question was raised by some if there was a quorum present at the time of the vote. In the absence of a Roll Call vote and review of the video footage of the meeting, it does appear that a quorum of Board Members was not present during the vote. As you know a quorum is required.

Board Members present at the time of the vote were included in the revised minutes that were emailed to our board members. Regardless of the motion outcome, as Chair of the Board, I set the agenda each month. Most of the agenda is made up of items that are required by statute, including review of SLA licensed establishments, outdoor dining applications, zoning and land use, etc. As Chair, I also review many issues brought to our attention and when appropriate assign to proper committee.

As Chair, I agree with the sentiment that members of CB10 would like this topic of potential federal budget cuts to the VA Hospital and the Fort Hamilton Army Garrison be referred to Committee and I have committed this to the Older Adult Issues, Housing, Health and Welfare Committee for discussion.

I would also like to stress to all Board Members that they take their seats in the first few rows of the meeting hall and remain to the end of the meeting. This is part of our commitment. Board Members must vote either in favor, opposed, abstain or recuse. During votes, please raise your hands visibly so that you can be counted. It is also a reminder that Roll Call votes will be

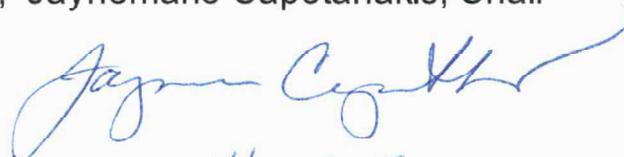
taken as needed. I thank you all for your cooperation and hard work for the residents of Community District 10.

We are happy to announce the formation of our CB 10 2025 Nominating Committee. Our appreciation goes to Committee Chair Chris Elisson, and members Tracie Britton, Ruth Greenfield Masyr, Barbara Germack and Pierre Lehu. The Committee will meet twice before the May Board meeting to notify Board Members that nominations are open and what the process is to apply for an Officer position, then will meet to review submissions. They will develop a slate of officers to present next month at our May 19th Board meeting. We thank the Nominating Committee Members for this additional service.

Today is Earth Day! This annual event demonstrates support for environmental protection and includes a wide range of events coordinated globally to preserve and protect the natural world. To remember the importance of this, we need only take a walk to our beautiful parks along Shore Road. If you have not been there, we have our own "Jewel of Bay Ridge," the Narrows Botanical Gardens, which is an all-volunteer gardening initiative. The entrance is on Shore Road between Bay Ridge Avenue and 72nd Street and it is a hidden gem and is an oasis in our neighborhood.

April is also National Volunteer Month. Every board member's ability to volunteer is greatly appreciated. Volunteering makes a difference and helps to build a stronger community. I am proud to volunteer with each of you and would like to congratulate one of those volunteers, BM Ruth Greenfield Masyr will be honored by the Bay Ridge Jewish Center at their Centennial Gala on Sunday May 18th. Congratulations are also in order for our own DM Josephine Beckmann who will be honored at the Bay Ridge Center Summer Celebration of Giving on June 28th. Congratulations to you both and thank you for all you do!

-----Respectfully Submitted, Jaynemie Capetanakis, Chair



4/22/25

DISTRICT MANAGER REPORT

April 22, 2025

Dear Board Members,

The District Office was very busy the last few weeks preparing for several NYC Outdoor Dining and SLA on-premises applications for Committee meetings.

The District Office also received many inquiries regarding the mandatory composting. The District Office distributed all of its composting pail stickers and ordered additional for residents who are using covered receptacles that are not purchased by DSNY. The Department of Sanitation has also set up a number of info sessions that neighbors can attend and ask questions. There is also a pre-recorded YouTube video.. I encourage anyone with questions to view.

As we enter the Spring/Summer seasons, the District Office begins its review of Street Activity Permit applications for block parties. Block parties are community sponsored public events where there are no sales of goods or services. Applications are made online and applicants must be a member of a block association and given permission by their neighbors to apply. Rain dates are not permitted and applications must be submitted online at least 60 days prior to the event.

The District Office did receive calls regarding a recent article that appeared on social media regarding permits issued for new construction of an 8 story homeless shelter. CB10 was notified by the Department of Social Services in November of 2023 at which time staff indicated that a request for a meeting was premature as it was the preliminary planning stages. Since the location has additional approved DOB permits, we have submitted a new request for updates.. The Non-Profit service provider is Volunteers of America for 105 single adults.

Announcements

I want to share some upcoming meetings that may be of interest to you:

The Brooklyn District Attorney's Office will be holding an **Rx Prescription Drug Take Back Event** on *Friday, April 25th, from 10:00 AM to 4:00 PM*

Turn in your unused or expired prescription medication for safe disposal.

Drop off location in the confines of CB 10 is :

Bay Ridge Center for Older Adults

15 Bay Ridge Avenue

Brooklyn, NY 11220

The 68 Precinct Community Council will be meeting this Wednesday, April 17th at the Knights of Columbus 1305 86 Street.

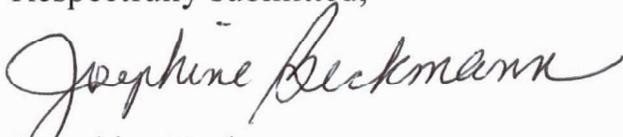
Bay Ridge Cares & Bay Ridge Environment Group invite you for a day celebrating Earth Day on Saturday May 3rd from 10am to 3pm with a day full of community involvement and family fun! You will be able to pick up some free compost and FREE tomato and basil plants (while supplies last and limited number per family). Join them as they clean up and spruce up Shore Road Park at 79th Street. Help them beautify a park that needs a bit of make-over.

The Norwegian Day Parade will be held on Sunday, May 18th at 1:30pm – parade kick-off will be at 80th Street and 3rd Avenue turns right onto Bay Ridge Parkway to 5th Avenue – left until 67th Street. The reviewing stand will be on 67th Street between 6th and 7th Avenue. Information will be e-blasted and posted to our newsletter.

The TD Bank Five Borough Bike Tour will take place on Sunday, May 4, 2025 with course maps posted to our website and in our newsletter.

Our next meeting will take place on Monday, May 19th at 7pm at the Norwegian Christian Home 1250 67 Street.

Respectfully submitted,

A handwritten signature in cursive script that reads "Josephine Beckmann". The signature is written in black ink and is positioned above the printed name.

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	\$11,702.92	\$11,702.92	\$11,702.92	\$11,702.92	\$117,291.30
COMMUNITY COORDINATOR	\$7,268.19	\$10,660.17	\$7,106.78	\$7,115.03	\$7,115.53	\$7,115.03	\$10,668.92	\$7,115.03	\$7,115.03	\$7,115.03	\$7,115.03	\$7,115.03	\$71,279.71
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04	\$3,094.22	\$2,007.70	\$2,031.32	\$2,031.32	\$2,031.32	\$2,031.32	\$20,501.63
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	\$20,849.27	\$0.00	\$0.00	\$0.00	\$209,150.14

ExpensesCode	Description	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/29/2025	3/31/25	4/30/25	5/31/25	6/30/25
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99	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					650.00			
332	Data Process Equipment		307.79							120.00			
337	Books												
402	Te. Communications												
412	Rental/Misc Equip		89.68		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			111.30			
612	Office Equip. Maint												
613	Data Process Equipment												
615	Printing												
622	Temporary Services-contractual												
624	Cleaning Services		142.00		142.00								
686	Professional Computer Services												
684	Professional Computer Services	565.65			780.00					810.00			
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	\$192.22	\$1,771.29	\$0.00	\$0.00	\$11,293.33

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	22,620.56	0.00	0.00	0.00	220,443.47
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Total Unencumbered Budget	Balance											
	\$69,681.53											

Respectfully submitted,

Stephanie Simone-Mahoney, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: April 10, 2025/7:00 PM

Call to order: 7:05 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 April 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. New SLA wine, beer, cider application at Friandisees, Inc., d/b/a Sky Lounge, 6709 5th Avenue
2. New SLA liquor, wine, beer, cider application at Bodega NYC Productions LLC, d/b/a Bodega NYC, 9221 5th Avenue
3. New Adult-Use Retail Dispensary Application for Indoor Treez 426 86 St.
4. 068 Pct Community Council Angel Shots Initiative

Prior to the start of the meeting, we received a letter from the office of Cannabis Management in response to our request for the use of stipulations. (See Attached).

New SLA liquor/wine/beer/cider application for Friandisees Inc. d/b/a Sky Lounge 6709 5th Ave.

The applicant Mahmudov, Kamariddin Husanovich and his representative Sherry Xu were present on Zoom. The premises is currently a hookah lounge and restaurant. There are 43 seats and 12 tables and no bar. Since this is new ownership, it can no longer operate as a Hookah lounge. Hookah lounges can be grandfathered if the owner had at least 10% ownership prior to 2017, new licenses for hookah are not being issued. The applicant had agreed that it will no longer serve hookah but will be a restaurant. The hours of operation will be Monday-Thursday 5PM to 2AM, Friday and Saturday 5PM to 3AM and on Sunday 5PM to 2AM. The premises will have only background music. The applicant provided a menu, a floor plan and several photos.

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 5PM to 2AM, Friday and Saturday 5PM to 3AM and on Sunday 5PM to 2AM.
6. The establishment will no longer serve hookah.

7. The sign on the establishment will also remove the hookah symbol.
8. There will be no smoking permitted.
9. There will be no outdoor music.
10. The doors and windows will remain closed with amplified music.
11. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
12. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
13. There will be at least 20% visibility view into the establishment at eye level.
14. 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 Bodega NYC Productions Inc. 9221 5th Ave.

The applicant Kenneth Legros and his attorney Anthony Caraballo were present at the district office. The establishment has 25 seats and 7 tables, 1 bar with 10 seats, and rear outdoor seating, the outdoor seating is on the Certificate of Occupancy for a maximum of 20 people. After a discussion on the hours the applicant had agreed to Monday-Thursday 11AM to 2AM, Friday and Saturday 11AM to 3AM and on Sunday 11AM to 2AM. Outdoor seating Monday to Sunday 11AM to 9PM. The original hours requested were Monday to Sunday 11AM to 4AM. The premises may have live music and security officers will utilize.

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/tavern.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation
5. The hours of operation will be Monday-Thursday 11AM to 2AM, Friday and Saturday 11AM to 3AM and on Sunday 11AM to 2AM. Outdoor seating will be Monday to Sunday 11AM to 9PM.
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.

Notes: Emails that came to District Office after the meeting.

Emails received at the district office which read as follows:

Email Dated April 11, 2025

“I just watched your You Tube meeting on this establishment’s application tonight and I have to say that I was surprised that no one that lives above or next door to this location did not make endless noise complaint calls to 311 on Sunday night (4/6/25), especially after 1am, when the still thumping music wouldn’t let us sleep at XXXX on the other side of the fire house until around 1:30am. I can kick myself for not going to this meeting and making this statement as this was being approved.

Last year, when I was considering moving to Bay Ridge from Sunset Park, because of music volume, I actually had an online exchange with the previous owner of Lock Yard before we did and he assured me it was a nice local bar that respected its neighbors, and that’s how it was. Until now.

Living facing 5th Avenue I can deal with the traffic noise, as this is New York. And as far as the fire house, it affects me little since I grew up on a fire house block. But now I’ll have to move once again if this place is allowed to pump music into the street until all hours at will. Is this really just another situation where profit trumps quality of life?

Very disappointed,”

Email Dated April 21, 2025

“Dear Members of Community Board 10,

I am writing to bring to your immediate attention a serious issue affecting our neighborhood. A newly opened bar, currently operating without a proper license, has been causing significant disturbances. These disturbances include excessive noise, early AM drunken conversations under our windows which have led to multiple complaints to Councilman Brenan's office and Community Board 10. Calls have gone out to 911 and the police have arrived a couple of times. Upon looking inside, the "club" one would observe huge portable speakers. The club is visited by people being dropped off, coming in from different neighborhoods and different Boroughs. This has been carrying on for roughly 3 weekends. On one occasion they could not fit inside the club and were hanging out on the sidewalk. This type of activity should not be permitted in this neighborhood since such activity often carries with it a culture of drug use and violence. The

tenant's that live on this block have jobs and are hardworking folks. They should not be forced to live with the disturbance of blasting music and rowdy drunken mobs on the sidewalk, especially on their days of rest.

Furthermore, Ladder 242 is also attached to the club. The firemen need to sleep and need to have peace. That will not be the case. Will it not be a probable hazard for them when the trucks need to roll out quickly for emergencies? The club inadvertently increases the workload of our firefighters as they not also have to be more vigilant with respect to the behavior of those who would patron the newly established business i.e. making sure that the nobody is walking, standing or fighting outside their doors, keeping them away from the path of the firetruck, not making excessive noise, etc.

As a result of this issue, both my tenants have expressed their intent not to renew their lease. If you do nothing and I lose my wonderful tenants, there will be no coming back from this for me. Nobody will want to rent my 2 apartments due to the noise, loud music, and the element which will be hanging out at night. I run the risk of financial ruin--times are hard enough.

If this club is allowed to open it will cause financial harm to property owners like myself and disrupt the stability of our community. I respectfully request that Community Board 10 take immediate action to not grant them their liquor license and whatever other license is needed. The continued operation of this bar/club is not only illegal but also detrimental to the quality of life in our very decent neighborhood.

These clubs should be opened in commercial areas.

Thank you for your prompt attention to this matter. I am confident that with your support, we can restore peace and ensure a safe environment for all residents. We do not want a Catch 22 bar situation in our neighborhood. We beseech you to vote no and close this place down.

Sincerely,"

Recent 311 complaints are as follows: There have been seven (7) 311 complaints between April 7, 2025, to April 19, 2025. On April 7 at 12:26AM for noise commercial. April 7 at 6:36 AM illegally blocked sidewalk. On April 7 at 4:53PM Department of Buildings (DOB) for plumbing. On April 7, 5:56PM DOB General Construction/Plumbing. April 12 02:50 AM Noise/ loud Music Party. April 13, 8:00PM Noise on sidewalk loud talking. On April 19 at 3:15AM Loud Music.

New Adult-Use Retail Dispensary Application for Indoor Treez 426 86 St

The applicant's Jerry Vaianna was present on Zoom, partner Wesim Aisaidi was present in the district office along with and Arib Sheik. The applicants submitted a business plan for another establishment. Indoor Treez located at 584 8th Ave. New York, NY. Which has been up and running for approximately a year. Jerry Vaianna is not a partner in that establishment.

Jerry Vaianna does have a CAURD license #22-000130 issued by the Office of Cannabis Management and will have 51% ownership of this location. The hours of Operation are Monday to Sunday 9 AM to 11PM. The manager, Wesim Aisaida does have experience in retail dispensaries. The applicant was informed that they may be within 1000 feet of another dispensary. High of Brooklyn which was approved at 455 86 street over a year ago but has not opened. The applicants do have a conditional lease.

Concerns were outside traffic and congregation of youths from local schools and the McDonalds which would be next door. In their location in Manhattan, they use two (2) security guards. The security plan will have no smoking within 20 feet of the establishment, a POS system, security cameras with 90-day recording. They currently have standard operating procedures (SOPs) for their current location and will be incorporated with this location. Their current location is on W39 Street and 8th Avenue, near Times Square, and it has had issues with loitering, homelessness and dealing with crowd control. They currently work with the local precinct and community and will incorporate this in their plan, which has been successful.

A motion was made to render a positive opinion if this location is not within 1000-foot radius of another dispensary. It is the opinion of the committee that the community does not get oversaturated with dispensaries.

After a discussion period the motion did not pass three in favor and three opposed.

Angel Shots

A presentation was given by Ilene Sacco, the president of the 68 PCT. Community Council on the Angel Shots initiative to be implemented in our local bars and restaurants.

The 68th Precinct Council is working on establishing the Angel Shots program in the bars and restaurants along all the commercial corridors in our community. The Precinct Council is of course supported by the 68th Precinct in this endeavor.

The Angel Shots initiative exists in many places throughout the country, and the 68 pct community council feels it would be a great safety initiative.

The Angel Shot program is very basic. It is a discreet way for a patron to ask for help in an unsafe situation. In fact, it is not an actual drink order but rather a call for help. When someone requests an Angel Shot from bar/restaurant staff it is really a code stating that the person needs some help-and the type of help could vary anywhere from needing an escort to their car to needing the police to be called immediately.

The 68 Pct Community Council will be working with the precinct to ask local establishments to sign up for the program. Once they do, we will provide them with a poster to hang in a conspicuous location in their establishment. They would also ask them to of course explain the program to their employees.

The 068 PCT. Community Council is looking for our endorsement of this program in our community and will add Community Board 10 to the packages when they are ready to hand out.

After they have signed up with the establishments, they will be making an official live announcement to kick off the program request that those who endorsed the program will join them on that day!

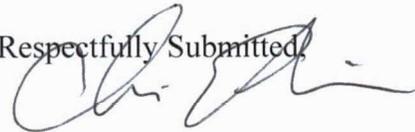
It is the opinion of the Committee that Community Board 10 should support this endeavor.

New and Old Business

Several area residents attended the meeting to voice concerns about recent burglaries and auto wheel thefts on 85th Street between 10th Ave and 11th Avenue. One such incident occurred in the early morning hours while the residents were asleep in their home. Officer Conti 068 Pct. Community Affairs was on the call and questioned in regards. The Pct. believes this may be a group targeting luxury vehicles. The burglars would enter the house and look for the keys to steal the vehicles. This is currently under investigation by the Police Department. Some issues are Patrol Strength, and since this happened on the late tour what is the Patrol like in the area. The community supports the Police Department and its Officers and will work in collaboration with the Department.

The meeting ended at approximately 8:45PM.

Respectfully Submitted,



Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson
BM Judith Collins

Zoom

BM Barbra Vellucci
BM Ruth Greenfield Masyr
BM Lori Willis
BM Sandy Vallas

Excused Committee members:

BM Michael Festa
BM Jonathan Bova
BM Elizabeth Edmonds

Absent:

BM Xuhui Ni
BM Husam Rimawi
BM Salah Altayeb

Fraindesses

Mahmudov, Kamariddin Husanovich
Sherry Xu

Bodega NYC

Kenneth Legros
Anthony Caraballo

Indoor Treez

Jerry Vaianna
Wesim Aisaidi
Arib Sheik.

068 Pct. Community Council

Ileen Sacco

068 Pct.

Community Affairs Officer Conti



**Office of Cannabis
Management**

BOARD MEMBERS

Jessica Garcia
Hope Knight
Crystal Rodriguez-Dabney
Brad Usher

KATHY HOCHUL
Governor

TREMAINE WRIGHT
Cannabis Control Board Chair

FELICIA A.B. REID
Acting Executive Director

April 10, 2025

Brooklyn Community Board 10
8119 5th Avenue
Brooklyn, NY 11209
bk10@cb.nyc.gov

Dear Brooklyn Community Board 10,

This letter is in response to your outreach seeking clarification on the Office of Cannabis Management (the Office) policy pertaining to use of stipulations agreements.

The Office would like to clarify that stipulations set by a Community Board onto a retail dispensary that go beyond the requirements and restrictions established in Cannabis Law and Office Regulations will not be enforced by our Office. Such stipulations would be an agreement between the Community Board and the entity itself. Please know that stipulation agreements can still be incorporated in a Community Board opinion addressed to the Cannabis Control Board. The Office is deferential to Community Boards as it related to their own internal procedures of reviewing those who appear before them for the benefit of the community they represent.

The Office wants to further clarify that many stipulations set would already be incorporated in statute and state regulations. For example, hours of operation can be found in § 119.2 of the Adult Use Regulations establishes authorizations for municipality rulemaking. Staffing and ID check requirements can be found in § 123.10 Retail Dispensary Operations. Staff training requirements can be found in § 125.5 Responsible Workforce Training and on our [website](#). Storage and security requirements can be found in § 125.3 Security and Storage of Cannabis, additionally § 125.3 (C) goes into detail regarding security system requirements in regard to camera and video surveillance. § 125.3 (b)(5) establishes that cannabis and cannabis products shall be kept out of plain sight and not visible from a public place outside of the licensed premises. As these requirements are established in law and regulations our Office has the authority to enforce these rules and restrictions. Again, requirements that go beyond statute and regulations are unable to be enforced by our Office.

It is the hope of the Office that applicants and Community Boards can still work together in a cooperative way to best serve the community in which they represent. Please feel free to reach out to our Office you have any additional questions or concerns.



68th PRECINCT COMMUNITY COUNCIL

333 65th Street, Brooklyn, N.Y. 11220

BAY RIDGE*DYKER HEIGHTS*FORT HAMILTON

Communitynotifications68@gmail

April 10, 2025

Community Board 10
Police and Public Safety Committee
Chris Ellison Chair
8119 5th Avenue
Brooklyn, NY 11209
Via email

Dear Mr. Ellison:

The 68th Precinct Council is working on establishing the Angel Shots program in the bars and restaurants along all of the commercial corridors in our community. The Precinct Council is of course being supported by the 68th Precinct in this endeavor.

The Angel Shots initiative exists in many places throughout the country, and we thought it would be a great safety initiative for the 68th Precinct Community.

The Angel Shot program is very basic. It is a discreet way for a patron to ask for help in an unsafe situation. In fact, it is not an actual drink order but rather a call for help. When someone requests an Angel Shot from bar/restaurant staff it is really a code stating that the person needs some help-and the type of help could vary anywhere from needing an escort to their car to needing the police to be called immediately.

We will be working with the precinct to ask local establishments to sign up for the program. Once they do, we will provide them with a poster to hang in a conspicuous location in their establishment. We would also ask them to of course explain the program to their employees.

Since you have already committed to public safety we are just asking for your endorsement of this program in our community and will add your name/organization to the packages when we are ready to hand out.

After we have signed up the establishments, we will be doing an official live announcement to kick off the program and we hope that those who endorsed the program will join us that day!

Please contact me at ilenesacco@gmail.com or via cell phone at 917-774-2837 if you have any questions or to let us know that you want to be on the list of community endorsements for the initiative.

Sincerely,

Ilene Sacco

Ilene Sacco
President 68th Precinct
Community Council

ENVIRONMENTAL COMMITTEE

Community Board #10/Brooklyn

April 8, 2025

The Environmental Committee met as a hybrid meeting on Tuesday, April 8th, 2025, at 7 p.m., both in person at the District Office and via Zoom.

The New York State Department of Environmental Conservation and the New York State Department of Health presented a proposal for an expedited cleanup of the Former Giuffre Auto Group site under the Brownfield Cleanup Program (BCP). This plan is detailed in an Interim Remedial Measure (IRM) Work Plan for Lot 39 of the site and is subject to a public comment period from March 27 to April 25, 2025. The sites are located at 8802 5th Ave and 429 89th Street and consist of two lots (28 and 39). Plans are in place for redevelopment into a five-story public school (Lot 28) and a play yard (Lot 39). The lots currently house one-story structures and a parking lot, all of which are slated for demolition.

Lot 28 was formerly used as a Santander bank, and Lot 39 was previously used for construction storage and had a historical use as a garage with gasoline tanks and auto repair services from 1926 to 1977.

The following are the Contaminants of Concern that were found on Lot 39:

- Soil: Semi-volatile organic compounds (SVOCs) and metals (within 4 feet)
- Deeper Soil (18.5–25 ft): Petroleum-related VOCs
- Groundwater: Petroleum-related VOCs
- Soil Vapor: Chlorinated VOCs

The Proposed Interim Remedial Work Plan (IRMWP) is as follows:

- Demolition of existing structures
- Excavation support and removal of the drainage system, suspected underground storage tank, and oil-water separator on Lot 39
- Excavation and removal of petroleum-impacted soil (up to 10 feet deep).
- Application of a chemical oxidant to degrade residual VOCs
- Backfill with clean material to construction depth.
- Implementation of a Health and Safety Plan and Community Air Monitoring during all work

Once the public comment period closes, NYSDEC will review and finalize the IRMWP, and work will commence. A final construction completion report will be published post-cleanup, and a Remedial Action Work Plan (RAWP) will follow, with another 45-day public comment period.

Respectfully submitted,



Tracie Britton

Chair | Environmental Committee

Review of Skinflints Restaurant Inc. Sidewalk Cafe Application

The Traffic and Transportation committee met in virtual quorum on Tuesday, April 15th to discuss application 20240803030032 from Skinflints Restaurants Inc, located at 7902 5th Avenue for a sidewalk cafe on 79th Street with 5 tables and 20 seats and on 5th Avenue with 2 tables and 8 seats. The district office noted that there have been six 311 calls since 2022 related to fan issues which have since been resolved. The restaurant used to have both roadway and sidewalk cafes but this application will only be for sidewalk cafe. Additionally, the owner confirmed that there will only be background music.

Motion #1: Motion to deny application number 20240803030032 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 Ponte Vecchio Ristorante Sidewalk Cafe Application

The Traffic and Transportation committee on April 15th also reviewed application 20250123030001 from ENBA LLC d/b/a Ponte Vecchio Ristorante, located at 8810 4th Avenue for a sidewalk cafe on 4th Avenue with 5 tables and 12 seats. The district office noted that there have only been no 311 complaints since 2022. The manager confirmed that there will not be music for the sidewalk cafe. However it was noted that there were traffic cones and valet parking. The committee reiterated that valet parking is not permitted, especially on 4th Avenue and that the service should stop immediately. The committee expressed some concern that the manager was agreeing to remove valet parking upon approval, but in the meeting, the manager agreed to stop immediately.

Motion #2: Motion to deny application number 20250123030001 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.

Update on Presentation by NYC Ferry and NYC Economic Development Corporation

On Tuesday, April 15th, representatives Tara Das from NYC Economic Development Corporation and Christina Fleming from Hornblower, along with other staff members, presented an overview of NYC Services. NYC Ferry system encompasses 6 routes and 25 landings and runs 7 days a week from 6am to 10pm. There are four seasonal schedules and currently from the end of March through mid-May, the Ferry operates on a spring schedule. Since the launch of the South Brooklyn Faster Connections service, which featured faster service to Wall Street/Pier 11 with savings of 20 minutes per transit, the SB route has seen a 12% increase in ridership. NYC Ferry also offers an app where riders can access real-time ferry tracking, ferry capacity and connections to micro-mobility options.

The standard fare is \$4.50 while a 10-trip pack is \$29. The service offers a discount fare program for seniors 65 and older, participants in the Fair Fares program and NYC high school students. Discount fare application details can be found at www.ferry.nyc and once approved, discounted tickets must be purchased either from the NYC Ferry app or from Wall Street/Pier 11 landing. The committee asked about connectivity with OMNY or easier methods to purchase discount tickets and the representatives noted that there are plans to enhance the ticketing system and allow for discounted ticket purchasing at every landing, but connectivity with OMNY is not planned. The committee also asked about a potential Staten Island to Bay Ridge ferry, noting the overwhelmed bus service as well as lack of options to bike to Staten Island; however there are no plans to expand with this service.

NYC Ferry also offers careers for deckhands, many of whom rise to captains. Additionally, advertising space is available on ferries with discounts offered for small businesses, minority-owned and women-owned

businesses and nonprofits. The committee recommended that NYC Ferry reach out and discuss advertisements for 3rd and 5th Avenue open street programs to help further promote those events.

Review of Street Naming of Public Area Application - 71st Street at 11th Avenue (East Side) for Rosa Casella

The T&T Committee is responsible for review of street renaming applications and considers street renaming applications in two cycles a year, consistent with the City Council calendar as the City Council approval is required. The process is as follows: first the committee meets with the applicant, and then committee meets again to discuss the application and then the committee presents a motion to the Board to approve or deny the application. In the April 15th meeting, the committee reviewed the application to re-name 71st Street at 11th Avenue (East Side) for Rosa Casella presented by Senja Frangipani. While Rosa was a member of Community Board 11 for many years, she resided in Community District 10. I will read a selection from the application proposal written in support:

Rosa played a pivotal role in fostering a strong bond between our local precincts and the community through active participation in precinct community councils. As the Executive Director of the Neighborhood Improvement Association, Rosa championed initiatives that significantly enhanced the lives of our children, creating a legacy of expanded after-school programs, vibrant summer camps, and essential counseling services. Her profound impact resonates throughout southwest Brooklyn communities, reminding us all of the power of service and advocacy.

Rosa's remarkable contributions inspire so many who now continue her mission of community engagement and improvement, encouraging every resident to step forward and embrace opportunities to collaborate and uplift our neighborhoods. This is Rosa's legacy and a street renaming is an appropriate tribute to her lasting contributions.

The application also included letters of support from the NIA Community Services Network, 68th Precinct Community Council, Reaching-Out Community Services, St. Ephrams Friendship Club, Dyker Heights Civic Association and Congressman Nicole Malliotakis, among several other colleagues and friends.

The Committee will further review this application at a meeting to be scheduled in May or June and provide a recommendation to the Board. All board members and public are invited to provide comments and to attend the upcoming meeting.

Review of new DOT Carshare Locations:

- **North side of street at 120 68th Street**
- **North side of street at 1275 78th Street**

The T&T committee on April 15th heard a presentation from DOT and Zipcar about two additional DOT Carshare program locations at the north side of street at 120 68th Street and at 1275 78th Streets. Each will be 2 parking spots. Since program launch in 2018, the DOT has issued reports from the initial 2 year pilot that highlighted the benefits of the carshare spaces, including that each space accounted for 24 trips per

month, service on average 17 households per month. A study done with Berkeley University reported 7% reduction in greenhouse gas emissions and 6% reduction in miles traveled.

The two locations will be exclusively operated by Zipcar, the largest carsharing network and provider in New York State. Zipcar operates over 2000 vehicles at 550 locations and has over 100,000 members in NYC, 88 percent of whom do not own a car. They estimate that 25% of members reported to have gotten rid of a car after joining Zipcar, and each Zipcar is estimated to replace 13 privately-owned cars. Each Zipcar reservation includes gas, dedicated parking spot, insurance, and 24/7 maintenance and includes 200 miles per day. Zipcar has discounts for NYCHA residents and SNAP recipients and has a substantial presence at DOT-designed equity zones and additionally, while Zipcar does not engage in surge pricing, there are variable pricing throughout a given week. The locations in CD10 were selected in coordination with DOT and based on search data from Zipcar's app to indicate demand.

The committee clarified many points with DOT and Zipcar and requested further details from the Berkeley study, including the survey instruments that were used for that study that indicated reduction in car ownership. The committee also asked about cars blocking these spots and DOT relies on NYPD to enforce these rules but Zipcar will be marking the street accordingly and this has shown a 69% reduction in blocking issues. Zipcar additionally will be responsible for cleaning the spaces and DOT does inspect these on a monthly basis. The committee also inquired further on the permit process and how companies acquire these permits, the DOT remarked that Zipcar does pay an annual fee of \$475 per location, which by statute is the maximum that DOT can charge based solely on administrative costs. For comparison, it was noted that Century 21 lot is \$300 per month per spot, compared to \$20 per month per spot for the permit rate. The committee also questioned the use of public parking spots against using private parking lots for this purpose.

The committee's role is purely informational and thus the program itself can proceed without CB10 approval. However, given the issues on the benefits for the community, including loss of parking spots, the high costs of the program noted by committee members who have used the program, and the remarkably low permit costs for operators, the committee passed the following motion in virtual quorum:

Motion #3: Motion to write a letter to DOT and elected officials expressing disapproval of the replacement of 4 parking spots in place of 4 Zipcars and to request a review of the costing of the permit above administrative costs given the removal of public space at a cost incongruent with spot value.

Update on Committee review of NYS Senate Bill S4045A, requiring the installation of intelligent speed assistance devices for repeated violation of maximum speed limits

The T&T Committee reviewed Senate Bill S4045A, sponsored by Senator Gournardes. Representative Naoimi Sampson from the Senator's office was present. The bill, known as the Stop Super Speeder Bill, mandates the installation of intelligent speed assistance devices in vehicles operated by drivers with a history of significant speeding violations. The bill aims to enhance traffic safety by directly limiting the speed of vehicles driven by repeat offenders. Installation would be required for drivers who accumulate 11 or more points on their license within a 24 month period and the device would prevent vehicles from exceeding 5 mph above the speed limit for at least 12 months. The driver would be responsible for the cost to install the

device, with provisions for waiving the cost if the driver is not able to afford it. This bill would provide judges with a penalty alternative of requiring installation in addition to existing option to revoke the license. Tampering with the device is subject to Class A misdemeanor. Enforcement and specific details of the logistics is subject to the discretion of the DMV commissioner, as with other senate bills.

The committee was in support of the idea in concept, but some members had concerns over the limiting of the speed in cases where the driver wants to speed up to dodge crashes. On the other hand, other members were in support of reducing the point count to make this an earlier intervention. The following motion was put forth and approved by the committee in virtual quorum:

Motion #4: Motion write a letter to Senator Gournardes in support Senate Bill S4045A requiring the installation of intelligent speed assistance devices for repeated violations of maximum speed limits in concept, and to request further details within the bill on operations and enforcements by DMV as well as to request reduction in minimum number of points to allow for earlier intervention.

Respectfully submitted,

Jack Zhang

Chair

A handwritten signature in blue ink, appearing to read 'Jack Zhang', is written below the printed name.

COMMUNITY BOARD 10 ROLL CALL

TOPIC: Roll call vote

DATE: 4/22/25 8:40 pm

	FIRST NAME	LAST NAME	Present FOR	Absent AGAINST	ABSTAIN	RECUSE
1	Salah	Altayeb		✓		
2	Ibrahim	Anse		✓		
3	Jonathan	Bova	✓			
4	Teri	Brennan	✓			
5	Tracie	Britton	✓			
6	Barbara	Buchalter-Pollack	✓			
7	Jaynemie	Capetanakis	✓			
8	Ralph	Carmosino		✓		
9	Christopher	Cesarani	✓			
10	Shirley	Chin	✓			
11	Judith	Collins	✓			
12	Doris	Cruz	✓			
13	Richard	Day		✓		
14	Carmelo	DiBartolo	✓			
15	Elizabeth	Edmonds	✓			
16	Chris	Elisson	✓			
17	Ann	Falutico		✓		
18	Carmen	Feliciano	✓			
19	Michael	Festa		✓		
20	Senja	Frangipani		✓		
21	Barbara	Germack	✓			
22	Dianne	Goundardes		✓		
23	Stephen	Harrison	✓			
24	Konstantin	Hatzis		✓		
25	Daniel	Hetteix		✓		
26	Zhen	Huang		✓		
27	Habib	Joudeh		✓		
28	Stella	Kokolis		✓		
29	Pierre	Lehu	✓			
30	Joseph	Loccisano		✓		
31	Daniel	Loud		✓		
32	Lisha	Luo Cai		✓		
33	Stephanie Simone	Mahaney		✓		
34	Essa	Masoud	✓			
35	Ruth Greenfield	Masyr	✓			
36	Francis	Milea		✓		
37	Marie	Mirville-Shahzada	✓			
38	Danielle	Mowery	✓			
39	Xuhui	Ni		✓		
40	Dean	Rasinya		✓		
41	Husam	Rimawi	✓			
42	Larry	Stelter	✓			
43	Henry	Stewart	✓			
44	Julie	Thum	✓			
45	Sandy	Vallas	✓			
46	Barbara	Vellucci		✓		
47	Lori	Willis		✓		
48	Yanfei	Wu		✓		
49	Jack	Zhang	✓			

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ZONING AND LAND USE Committee

CB #10-Brooklyn

April 9, 2025

The Zoning and Land Use Committee met in-person at the District Office and virtually on Zoom on Tuesday, April 9, 2025, at 7:00 p.m. The Committee met in virtual quorum. There were two items on the agenda.

First Agenda Item: Meeting with Department of City Planning (City of Yes for Housing Opportunity)

The Committee welcomed three representatives from the Department of City Planning (DCP) for a follow-up presentation on the City Council-approved modifications to the City of Yes for Housing Opportunity zoning text amendment. The presentation covered zoning changes relevant to Community Board 10, including Transit-Oriented Development (TOD), Accessory Dwelling Units (ADUs), district fixes, and affordability provisions.

Many of the Committee's questions sought clarification on material that had been covered during several earlier meetings and discussions regarding the City of Yes proposals. DCP's responses largely reiterated prior content and focused on technical and procedural aspects.

DCP clarified that although the Visitation Academy site is zoned R3-1 and would typically qualify for TOD, a provision in the revised zoning text exempts zoning lots over five acres within the Bay Ridge Special District as of December 5, 2024. This exemption applies to the zoning lot as it existed on that date and cannot be bypassed through subdivision.

Several public attendees expressed concern about enforcement, illegal conversions, and the potential impact on neighborhood character. DCP cited the addition of 200 staff positions at DOB and HPD to support enforcement and provide technical assistance related to ADUs and zoning compliance, along with ongoing rulemaking but provided limited detail on local implementation or oversight.

Throughout the discussion, Committee members and members of the public raised several district-specific concerns which were, generally, addressed with highly technical responses. While DCP emphasized that the City of Yes for Housing Opportunity text amendment was designed to promote incremental citywide growth and flexibility, many of the local issues raised received only general or procedural explanations. The Committee found that many CD10-specific issues remain unresolved. Although DCP answered several questions with technical accuracy, many responses did not fully engage the realities and planning priorities of the district. These concerns remain as the implementation of all three of the City of Yes proposals moves forward.

For a full account of the discussion, the presentation and Q&A are available on YouTube (Zoning and Land Use Committee Meeting, April 9, 2025).

Landmark Preservation Discussion

The second item on the agenda focused on ongoing preservation initiatives in Community Board 10. The District Office submitted three Requests for Evaluation (RFEs) to the Landmarks Preservation Commission for formal landmark consideration. These sites are the High School of Telecommunications Arts and Technology, FDNY Engine Company 242, and FDNY Engine Company 284.

To support further landmarking, the Committee divided Community Board 10 into nine sectors, with each committee member assigned to one sector. A shared Google Map was created to catalog sites of interest. The Committee emphasized the importance of identifying both significant individual buildings and architecturally cohesive street segments or rows of homes that may merit historic district consideration.

Committee members will survey their assigned sectors and submit findings for discussion by June.

Frustrations were noted regarding delays from the Landmarks Preservation Commission and concern over the lack of support for landmarking. Nonetheless, the Committee and engaged community members remain committed to identifying and preserving sites of local significance.

Respectfully Submitted,



Stephanie Simone-Mahaney

In Attendance:

Josephine Beckmann

Ibrahim Anse

Doris Cruz

Ann Falutico

Barbara Germack

Carmelo DiBartolo

Pierre Lehu

Stephanie Simone-Mahaney

NOT TO BE READ--FOR REFERENCE ONLY

Sections	Committee Member	Boundaries
Section 1	Ralph	Shore Road, 3rd Avenue, Bay Ridge Parkway
Section 2	Carmelo	3rd Avenue, 8th Avenue, Bay Ridge Parkway
Section 3	Josephine	8th Avenue, I-278, Bay Ridge Parkway, 62nd Street
Section 4	Pierre	Shore Road, 3rd Avenue, Bay Ridge Parkway, 86th Street
Section 5	Steve	3rd Avenue, I-278, Bay Ridge Parkway, 86th Street
Section 6	Ann	I-278, 14th Avenue, Bay Ridge Parkway, 86th Street
Section 7	Ibrahim	Shore Road, 3rd Avenue, 86th Street
Section 8	Barbara	3rd Avenue, 7th Avenue, 86th Street, 95th Street
Section 9	Doris	3rd Avenue, Fort Hamilton Parkway, 95th Street, 101st Street/Shore Road

Communications Committee Report

A joint meeting of the Communications, Older Adults Issues and Police and Public Safety Committees met on March 27, 2025, in person and on Zoom. In attendance in person were District Manager Josephine Beckmann and board members Chris Ellison and Carmen Feliciano; on Zoom were Communications Committee chair Henry Stewart and board members Sarah Altayab, Barbara Buchalter-Pollack, Teri Brennan, Tracie Britton, Christopher Cesarani, Shirley Chin, Senja Franganpani, Barbara Germack, Marie Mirville-Shahzada and Danielle Mowry.

Sabrina and Kenny from the Office of Emergency Management gave a presentation on Notify NYC, which has close to 1.3 million subscribers and followers. It's the city's official source of verified and vetted information about emergencies, and it's free to sign up to receive alerts about 16 topics. It operates out of the city's watch center, which monitors events and incidents large and small—fires, weather, floods, traffic, subways, air quality, mosquito spraying, beaches, pools, basement flooding, etc., as well as fireworks, the marathon, sporting events, parades and things happening at Fort Hamilton. The alerts can be personalized for specific types of events (such as traffic) and locations.

These notifications come primarily via email but also by text message, phone and social media. WhatsApp is coming soon. Notifications come in various languages, including Arabic, Chinese, Spanish and several others, with more to come. You can sign up on nyc.gov/notify or call 311. There are also a mobile app and social media accounts.

BM Feliciano recommended OEM provide the district office with fliers in multiple languages, as well as visit senior centers, hospitals and local street fairs. The office does public events. DM Beckmann said CB10 can help with outreach efforts, for example through the e-newsletter (which has close to a 70 percent open rate). The district office regularly shares notifications on social media. The councilmember does, as well.

BM Brennan asked how many non-English speakers use the program. Kenny said 5,000 on email and 2,500 by text message in Spanish. It can vary by language and alert type. (Only two people are signed up for beach closures in Arabic, for example.)

BM Mowry asked about subscribers in Brooklyn and CB10, but OEM didn't have the numbers on hand, though they estimated about 200,000 Brooklynites.

BM Mirville-Shahzada asked about whom to contact for outreach, and Sabrina said to contact Notify NYC anytime by email, notifynyc@oem.nyc.gov. They will come to any event.

Respectfully submitted,
Henry Stewart



General Board Report – 4/22/2025

working group

The Pedestrian Safety Subcommittee met twice in ~~closed~~ sessions this month, on April 14th and April 16th. We did not meet quorum.

On the agenda for the first meeting was a review of the final designs for what we are calling our Safety Survey Packets. These five forms are what we will be asking volunteers to fill out when we assign them their intersections. They include a form to count pedestrians and cyclists, a form to observe pedestrian behavior at an intersection, a form to observe dangerous vehicle behavior at an intersection, and a form to observe dangerous cyclist behavior at an intersection, as well as a general form where they can mark down maintenance issues and dangerous conditions on a map.

We fine-tuned the design in the meeting, and we've been testing it for the past week.

The agenda for our second meeting was to finalize the list of intersections we will need to cover, and to prioritize and rank which ones are most important for our volunteers to cover, so we allocate our volunteer time effectively. Finally, we have a list of roughly 150 locations that we have now finalized and are in the process of assigning to volunteers.

The list prioritizes intersections into three categories of importance. At the top are about 40 intersections with known fatalities or very high injury rates or incidences of speeding. Next are about 60 intersections identified and reviewed by the committee as intersections that we know are dangerous or have unique roadway designs that impact safety. Finally, we have about 75 locations that we have highlighted for study because of nearby vulnerable pedestrian populations, namely schools, older adult centers, and parks.

We don't expect to be able to cover all these locations, but our hope is that the surveys we are designing can be used on an ongoing basis, well beyond our June deadline.

To that end, we are happy to report that our training video is underway and should be completed by the end of the week, which will be the last hurdle before sending out volunteers their assignments.

And for board members, this is a last call to sign up so we can give you your assignments.

Please do so at:

(forward slash)
<https://bit.ly/cb10pedsafe>

Respectfully Submitted,
Daniel Hetteix, Committee Chair

Daniel Hetteix

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

MEZENY, Inc. d/b/a Meze 6601 Thirteenth Avenue	Renewal 04/14/2025	wine, beer, cider
Fat Boy Noodle Bar Inc. 308 86 th Street	New** 04/14/2025	wine, beer, cider
Chickies Billiards Corp. d/b/a Status Q 8218-8220 Third Avenue	Renewal 04/17/2025	liquor, wine, beer, cider
Miro Sushi Inc. 533 86 th Street	New** 04/28/2025	wine, beer, cider
Shobu Sushi Inc. 9427 Fifth Avenue	Renewal 04/30/2025	wine, beer, cider
Luliano's Trattoria Corp. 7902 Third Avenue	Renewal 04/30/2025	liquor, wine, beer, cider
Marestclau Inc. d/b/a Piccante 7410 Third Avenue	Class Change 04/30/2025	liquor, wine, beer, cider

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