

Community Board 10 Board Meeting Member Attendance
May 19, 2025, 7:00pm, Norwegian Christian Home, 1250 67th St

Board Members Present:30

Ibrahim Anse
Jaynemie Capetanakis
Ralph Carmosino
Shirley Chin
Judith Collins
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Senja Frangipani
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Daniel Hetteix
Habib Joudeh
Pierre Lehu
Steven Linkh
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Essa Masoud
Ruth Greenfield Masyr
Francis Milea
Danielle Mowery
Xuhui Ni
Romeo Petric
Henry Stewart
Julie Thum
Sandy Vallas
Jack Zhang

Board Members Excused: 14

Jonathan Bova
Teri Brennan
Tracie Britton
Barbara Buchalter-Pollack
Christopher Cesarani
Doris Cruz
Richard Day
Carmelo DiBartolo
Stella Kokolis
Daniel Loud
Dr. Husam Rimawi
Lawrence Stelter
Barbara Vellucci
Yanfei Wu

Board Members Absent: 4

Salah Altayeb
Michael Huang
Joseph Loccisano
Marie Mirville-Shahzada

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
May 19, 2025, 7:00 pm, Norwegian Christian Home, 1250 67 Street
YouTube Livestream link: https://youtube.com/live/WWgL_GITyJ8

HONOR OF THE PLEDGE

Lori Willis, Former Chair and CB 10
Member for 14 Years

ADOPTION OF AGENDA

ADOPTION OF MINUTES

April 22, 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 Fat Boy Noodle
Bar Inc., 308 86 Street

Committee Report and Recommendation
Discussion and Vote

New SLA liquor, wine, beer, cider license at
Arom Dee Thai Cuisine, 6735 3rd Avenue

Committee Report and Recommendation
Discussion and Vote

New SLA wine, beer, cider license at Miro Sushi
Inc., 533 86th Street

Committee Report and Recommendation
Discussion and Vote

New Dining Out NYC Sidewalk Café Application
No. 20250414030001 for four tables and eight seats
on 3rd Avenue at Panino Rustico of Bay Ridge,
8901 3rd Avenue

Committee Report and Recommendation
Discussion and Vote

Review of Street Naming application in memory of
Rosa Casella at 71st Street and 11th Avenue

Committee Report and Recommendation
Discussion and Vote

In the matter of an application submitted by Geffen
Management LLC to Department of City Planning for a
rezoning application that will include amending the
zoning lot at 464 Ovington Avenue including block 5892,
lots 35, 38, and portions of lots 41, 49, 50, 51 and 52 from
an R3X zoning district to an R6A zoning district. The
zoning map amendment will allow an increase in permitted
residential floor area to develop a new eight story, 36,094
square foot residential building with 40 dwelling units and
18 below-grade parking spaces, with 25% of the dwelling
units to be offered under MIH (Mandatory Inclusionary
Housing) at 464 Ovington Avenue under Application
numbers 250056ZMK and 250057ZRK

Informational Report

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on DOT presentation regarding Citibike
Expansion into Bay Ridge**

Informational Report

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

**Update on presentations given by community organizations
regarding the services that are offered. Groups include
LiveOnNY, WholeYouNYC Social Care Network at
Public Health Solutions, Shore Hill Older Adult Center/
Seniors in Touch and OHEL – Living in Place**

Informational Report

**Update on request for CB10 to send a letter to federal
and state representatives opposing potential budget cuts
to VA Hospital and Ft. Hamilton Army Garrison**

**Committee Report and Recommendation
Discussion and Vote**

NOMINATING COMMITTEE

Presentation of Slate of Officers for fiscal year 2026

Committee Report and Recommendation

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, May 19, 2025, 7:00 pm, Norwegian Christian Home, 1250 67th Street
YouTube Livestream: <https://www.youtube.com/watch?v=A23UrWDZ93w>

Chair Capetanakis called the meeting to order at 7:05 pm and introduced Former Chair Lori Willis and former Board Member Michael Festa to lead the honor of the pledge. Both spoke afterwards and thanked the board for the honor.

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

All in favor. Motion carried.

Chair Capetanakis called for the Adoption of the Minutes from the May 2025 Board Meeting. Motion by BM Carmosino, seconded by BM Anse.

All in favor. Motion carried.

PUBLIC SESSION

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and thanked Lori Willis and Michael Festa for their hard work on the board.
- Reminded that the DA's action center is available for all Brooklynites to call with their needs.

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and thanked Lori Willis and Michael Festa for their service to the board.
- Announced the summer concert series in the park will start on the Tuesday after July 4th and that spring fitness classes will also be starting.
- On June 2nd, PS413 will also be officially named the Joanne Seminara School of Law and Medicine.

Basil Capetanakis representing Assemblyman Michael Tannousis:

- Greeted everyone and read a statement from the Assemblyman against the proposed expansion of Citibikes into Bay Ridge through 50 additional stations.

Sergey Chuprick representing the Comptroller'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 there.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and reminded that the city will be selling property debts to collectors and that minimum payments or exemption requests need to be submitted to prevent such action.
- On June 28, St. Philips Church will be celebrating its 125th Anniversary with a street renaming at the corner of 80th Street.

Stanley Ng representing Councilwoman Susan Zhuang:

- Mentioned the NYC tax lien sale that was previously announced
- Announced that there will be bike helmet giveaway on May 31st at Seth Low Park.

Ilene Sacco regarding Angel Shots:

- Greeted everyone and shared the poster for the Angel Shot program, which was discussed at the April board meeting.

Colonel Cantwell from the Fort Hamilton Garrison:

- Greeted everyone and announced that the ships will be sailing in for Fleet Week this coming Wednesday
- Shared that Fort Hamilton will be celebrating the Army's 250th birthday with a fireworks celebration on June 13th.

Jack LaTorre regarding Medicare:

- Greeted everyone and asked for support in preserving the current Medicare benefits for New York City public service retirees.

Venus Scantlebury from the NYC Civilian Complaint Review Board:

- Greeted everyone and provided information about what the NYC Complaint Review Board does and provided information about future workshops.

Carol Smollenski regarding plastic pollution:

- Greeted everyone and advocated for state legislation that was recently introduced which would require packaging companies to reduce their use of plastic by 30% over the next 12 years.

Danielle Mowery regarding participatory budgeting:

- Greeted everyone and provided postcards and brochures about the citywide participatory budgeting which is currently underway.

PUBLIC HEARING

In the matter of a new SLA license for a wine, beer and cider for Fat Boy Noodle Bar Inc, 308 86th Street. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA wine, beer and cider license application for Fat Boy Noodle Bar Inc., 308 86th St, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a restaurant/cafe.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicants will not serve or allow BYOB until their license is obtained.**
- 4. The owner or manager will be on site during all hours of operation.**
- 5. The hours of operation will be Monday-Sunday 8 AM to 1 AM Outdoor seating 8 AM to 11 PM**

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.
13. The maximum number of occupants will not exceed 74.

BM Lehu and BM Simone-Mahaney asked for clarification about operational issues.

Motion Seconded by BM Masyr. 1 opposed – BM Harrison, motion carried

In the matter of a new SLA license for liquor, wine, beer and cider for Arom Dee Thai Cuisine at 6735 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 Arom Dee Thai Cuisine, 6735 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-Sunday 11 AM to 9:30 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.
13. Should the applicant wish to change its method of operation and/or use the backyard they must come back to CB-10 and notify us of the potential change.

BM Harrison asked for a friendly amendment to the stipulations to make it clear that the restaurant needs to come back to the board before using the backyard.

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

In the matter of a new SLA license for wine, beer and cider for Miro Sushi Inc. at 533 86th Street. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA wine, beer and cider license application for Miro Sushi Inc, 533 86th St., 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-Sunday 11:30 AM to 10 PM**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. The doors and windows shall remain closed with any amplified music.**
- 9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 11. There will be at least 20% visibility view into the establishment at eye level.**
- 12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.**

BM Harrison asked for clarification about BYOB.

Motion seconded by BM Thum. All in favor, one abstention – BM Feliciano; motion carried unanimously.

In the matter of a DOT Open Dining Sidewalk Café Application for Panino Rustico, 8901 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20250414030001 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.

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

In the matter of the street co-naming of 71st Street and 11th Avenue in honor of Rosa Casella.

Motion: CB10 to approve application submitted by the Senja Frangipani to co-name the east side of 71st Street at 11th Avenue for Rosa Casella.

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

Rosa Casella's daughter thanked the board for voting in favor of the renaming in memory of her mother. Both Chair Capetanakis and BM Feliciano spoke highly of Rosa Casella and thanked her family for being in attendance.

In the matter of an application submitted by Geffen Management LLC to Department of City Planning for a rezoning application that will include amending the zoning lot of 464 Ovington Avenue including block 5892, lots 35, 38 and portions of lots 41, 49, 50, 51 and 52 from an R3X zoning to an R6A zoning.

Zoning and Land Use Committee Chair Simone-Mahaney rendered the Committee report. See Attached.

Motion: CB10 to defer a recommendation regarding the rezoning application for 464 Ovington Avenue until June, to allow for more public input.

Discussion followed about what could potentially be built at this site with the rezoning and about allowing more truly affordable apartments. The following residents also spoke out about the impact of a large apartment building on their block:

Molly Jackson spoke about the impact of further development on the street given that there will be a new high school and significant construction already occurring.

Nick DiCeglie, who lives in the building next door, expressed concerns about the impact to airflow and light from having an eight-story building next door. Additionally, he spoke about how congested the block already is and that an additional large building will only make it worse.

Terence Sumner expressed concern that allowing this rezoning may allow for the scale of the neighborhood to change significantly. Requested that the development plans be reconsidered and scaled down to better reflect the scale of the block and the already existing congestion issues.

Motion to defer a recommendation regarding the rezoning application for 464 Ovington Avenue until June, to allow for more public input Seconded by BM Harrison. All in favor with 1 recusal – BM Masoud. Motion carried

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Zhang rendered the Traffic and Transportation Committee Informational Report. See Attached.

Discussion followed about the need for 50 new Citibike stations. Concerns were raised about the safety of increasing bike traffic given the neighborhood's large senior population and the general lack of enforcing cycling laws. Additional concerns were raised about the loss of parking spaces and the use of public property for a private service that is fairly inaccessible to the very young and the elderly.

DM Beckmann stated that she will be circulating the full list of all proposed stations, and that the office is accepting feedback on the locations. Chair Capetanakis encouraged board members and the public to review each location and provide specific feedback to the DOT about locations that might be problematic.

Following the discussion a motion was made and seconded by BM Vallas to waive the reading of the remaining informational only report. All in favor, motion carried. Following this vote, a roll call attendance was taken. Please see the attached.

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Chair Greenfield Masyr rendered the Committee report. Please see attached.

Motion: CB10 to send a letter to state and federal elected officials expressing concern about potential cuts to the Fort Hamilton Army Base and the Brooklyn VA Hospital.

Discussion followed about whether there were any actual imminent cuts to the army base and the local VA hospital and the need for CB10's letters to be factually accurate. A consensus was reached that the letter should be reworded to show that it is the board's understanding that there may be cuts.

All in favor with 1 recusal – BM Simone-Mahaney. Motion carried.

NOMINATING COMMITTEE

Chair Elisson rendered the Committee Report and presented the Slate of Officers for fiscal year 2026 as follows: Chair – Sandy Vallas, Vice Chair – Stephanie Simone-Mahaney, Secretary – Jack Zhang, Treasurer – Shirley Chin. See attached.

He then opened the floor to nominations for each officer position. No nominations were received from the floor.

Motion: To close nominations for the positions of Chair, Vice Chair, Secretary and Treasurer by BM Greenfield Masyr, seconded by BM Thum. All in favor, motion carried unanimously.

A single vote will be cast at the June 16, 2025 Board Meeting by the Secretary to affirm the slate.

OLD BUSINESS

None

NEW BUSINESS

BM Thum congratulated BM Greenfield Masyr for being honored during the 100th Anniversary of the Bay Ridge Jewish Center.

Seeing no further new business, Chair Capetanakis adjourned the meeting at 9:45 pm.

Good evening and welcome to our May 2025 Community Board 10 meeting.

This month, we have the opportunity to welcome new members to our board. Please join me in welcoming or welcoming back:

- Staley Dietrich
- Michael Huang
- Steven Linkh
- Elizabeth Lovejoy
- Romeo Petric

Congratulations to each of you. Your selection sets you apart as someone who is already active and involved in our neighborhood. You are joining a hard-working group of volunteers who make up our board. You will be getting lots of emails from our District Manager Josephine Beckmann and our Community Coordinator Dorothy Garuccio. They are both just a phone call or email away and they are our greatest resources and assets. Your presence at committee meetings is vitally important; that is where you get to have the deeper discussion and make a motion for the full board to vote. I ask our experienced board members to welcome our new members to your committees and help answer any questions they might have. We invite all Board Members to join us at 6:00 PM at our June meeting for light refreshments to socialize before the meeting and get to know one another. It's important to have this mix of voices to enliven and inform our discussions. As board members, we are called upon to act as a liaison with city agencies. We get to provide feedback on proposals, projects and services within our board. But, we do not make the decisions as to what projects can happen in our community. That comes from city agencies. Our role is in providing feedback.

A recent example of this happened just last week at our Traffic and Transportation meeting, which I know you will hear more about in Chair Jack Zhang's report. This was an informational meeting where DOT shared their proposed list of 50 bike docking stations. The Community Board was not given prior notification of the list of stations; our role is to ensure that DOT shares this publicly and that was the purpose of their presentation to the Traffic and Transportation committee. The number of stations was never shared at the DOT announcement of the expansion last winter, or with the interactive map online from January to April. Prior to the March 15 meeting, DOT had to notify residents

individually, not the Community Board Manager or committee about the locations. Of those people who received notification of a Citi Bike station coming to their location, about 8 reached out to District Manager Beckmann because they were concerned that the locations where they lived or worked were not good locations. The expansion of Citi Bike is a city initiative, and it is city wide; it is not something that originates from the community board or limited to our community. There is now one month to provide feedback on this proposed plan within Community Board 10 and Jack will fill you in on this during his report.

Our board has benefited from the dedicated service of many individuals, and we would like to take a moment to extend our appreciation to our retiring former board Chair Lori Willis and Board Member Michael Festa. We also thank members Lisha Luo Cai, Jackie Huang and Poullette Healy for their service to our community. We welcome our new board members – we have work to do!

We encourage everyone to be an active and informed member of our board and take pride in our community service.

Thank you.

Respectfully submitted,

Jaynemie Capetanakis, Chair, CB 10

A handwritten signature in black ink, appearing to read "J Capetanakis", written in a cursive style.

District Manager Report
May 19, 2025

Board Members,

On behalf of the District Office, I would like to also welcome our new Board Members! The District Office is here to help and be a resource should you have any questions.

Today I spoke to Captain Dasaro of the 68th Precinct regarding an increase in the number of calls from concerned residents about speeding mopeds and scooters in our local parks and playgrounds including the Shore Road Promenade, JJ Carty Park, Russell Pederson Playground and the Fort Hamilton Athletic Field. We also received concerns about recurring speeding along Shore Road and fireworks at the Fort Hamilton Athletic Field and Shore Road park near the tennis courts around 99th Street.

I am pleased to share with you that CB10 will once again be participating in the Department of Youth and Community Development's Ladders For Leaders Summer Youth Employment Program and will have two summer interns assigned to the District Office. Both students are interested in local government.

The District Office has also received several calls about the former site of Kentucky Fried Chicken at 9201 5th Avenue as fencing has been erected in preparation of demolition of the main structure and former KFC Building. The site was purchased by a Texas based real estate investment firm Accelarate and serves as the landlord for EVGo, vehicle fast charging network EVGo. EVGo as reported in today's Crain's is considered the nation's largest fast charging public network for electric vehicles.

Electric Vehicle Charging stations are permitted in C1 and C2 overlay districts adopted in the City of Yes: Carbon Neutrality. EV Charging stations do not require Community Board review.

The 68 Precinct Community Council asked that we remind all that their meeting will take place on Wednesday, May 21, 2025 at 7pm at the Knights of Columbus 1305 86th Street.

The Memorial Day Parade is set for Monday, May 26, 2025. Parade steps off at 11am on 3rd Avenue at 78th Street. The parade route is along 3rd Avenue to Marine up to 4th Avenue and over to 101st Street for a memorial service at John Paul Jones Park. Information is available on our website.

The New York State Department of Transportation (NYSDOT) is advising the public that there will be intermittent (15-30 minute) full lane closures of the westbound Gowanus Expressway (I-278) in the vicinity of Exit 19 (86th Street) and closures of the entrance ramp from 79th Street to the westbound Gowanus Expressway (I-278) in Brooklyn, on or about Tuesday, May 20th. Intermittent full lane closures are expected to begin at 12:01 a.m. and continue through 3 a.m. Intermittent entrance ramp closures are expected to begin at 3 a.m. and continue through 7 a.m.

There will be NO Trash, Compost or Recycling Collection on Memorial Day, Monday, May 26 2025. Collection for all Monday Material Begins Tuesday. Residents who normally receive **Monday trash, curbside compost or recycling** collection should place their material at the curb Monday evening for collection beginning **Tuesday, May 27**.

Fun on Fifth Avenue Festival will take place on Sunday, June 1st from 10am to 6pm.

Early Voting | Primary Election

Sat, June 14, 2025 - Sun, June 22, 2025

Vote early in person before Primary Election Day!

Find your early voting site and hours.

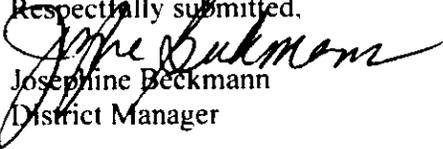
Voter Registration Deadline | Primary Election

Sat, June 14, 2025

Last day voter registration application must be received by the Board of Elections by mail or in person. Find your borough Board of Elections office.

The next meeting of Community Board Ten will be held on Monday, June 16^h – 7pm at the Knights of Columbus 1305 86th Street

Respectfully submitted,



Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

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

Budget Appropriation for FY 2025

\$290,125.00

Expenses/Code	Description	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/29/2025	3/31/25	4/30/25	5/31/25	6/30/25	V - I - 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	\$128,994.22
COMMUNITY COORDINATOR		\$7,268.19	\$10,660.17	\$7,108.78	\$7,115.03	\$7,115.53	\$7,115.03	\$10,668.92	\$7,115.03	\$7,115.03	\$7,115.51	\$7,115.51	\$7,115.51	\$78,595.24
COMMUNITY ASSOCIATE		2060.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04	\$3,094.22	\$2,007.70	\$2,031.32	\$2,054.94	\$2,054.94	\$2,054.94	\$22,556.57
COMMUNITY ASSISTANT														\$0.00
COLLEGE AIDE		\$37.50												\$0.00
Total Personnel Services		\$21,276.92	\$31,285.15	\$20,857.83	\$20,878.80	\$20,887.01	\$20,866.99	\$31,317.52	\$20,825.65	\$20,849.27	\$20,873.39	\$0.00	\$0.00	\$230,023.53

Expenses/Code	Description	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/29/2025	3/31/25	4/30/25	5/31/25	6/30/25	
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	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					22.55			112.23					
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office Furniture													
315	Office Equipment		3,479.23											
319	Security Equipment	1,90.80								650.00				
312	Data Process Equipment		307.79							120.00				
317	Books									120.00				
402	Tel./Communications													
412	Rental/Misc./Equip		89.68	89.68										
417	Advertising													
431	Leasing Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance	111.44	55.72	1,395.47	111.44		55.72	111.44		111.44				
612	Office Equip. Maint.							40.45						88.80
613	Data Process Equipment													
615	Printing													
622	Temporary Services contractual													
634	Cleaning Services		142.00		142.00		142.00							
686	Professional/Computer Services	565.65			780.00			795.00						
684	Professional/Computer Services									810.00				845.00
676	Infrastructure Maint./Operation													
Total Other than Personnel Services		\$687.88	\$4,154.41	\$1,468.14	\$1,233.43	\$102.54	\$339.54	\$1,146.88	\$192.22	\$1,771.29	\$1,689.08	\$0.00	\$0.00	\$12,982.41

Total Ps and OTFS 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	22,462.47	0.00	0.00	243,005.94
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Total Unencumbered Budget	Balance													\$47,119.06
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Respectfully submitted,
Stephanie Simone-Meharry
Stephanie Simone-Meharry, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: May 7, 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 May 07, 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 license application at Fat Boy Noodle Bar Inc. 308 86 Street
2. New SLA Liquor, wine, beer cider license application Aron DeeThai Cuisine 6735 3rd Avenue
3. New SLA wine, beer, cider license application at Miro Sushi Inc., 533 86 Street

New SLA license for wine/beer/cider application Fat Boy Noodle Bar Inc. 308 86 Street

The applicant Artur Hasani was present at CB10 Office. The applicant is the current owner of the building. The hours of operation will be Monday – Sunday 8 AM to 1 AM. There will only be background music. Outdoor seating would be 8 AM to 11 PM. Seating will be 26 tables with 52 seats, yard will have 6 tables with 12 seats. Originally the applicant listed a maximum of 75 occupants which would require a Public Assemble the applicant agreed that they would not have more than 74 and will amend the questionnaire. The applicant did provide a menu, photos and a schematic of the establishment. The applicant owns several restaurants and bars.

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/cafe.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation will be Monday-Sunday 8 AM to 1 AM Outdoor seating 8 AM to 11 PM
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.
13. The maximum number of occupants will not exceed 74.

The applicant agreed and the motion **passed unanimously**.

New SLA liquor/wine/beer/cider application for Adom Dee Thai Cuisine 6735 3rd Ave.

The applicant Han Ting Ying was present on Zoom. The restaurant is currently operational. The applicant had listed 33 tables, yet his diagram only listed 13 tables. The applicant is to amend his questionnaire to 13 tables. The hours of operation are Monday – Sunday 11AM to 9:30 PM. The restaurant may host private parties such as birthdays. There will only be background music. The applicant is currently operating and is using a car for delivery. They do have a backyard but are not using it. The applicant did have in the questionnaire that they would be using the yard, yet they are not using it but may plan on using it in the future. The questionnaire will be amended to reflect the non-use of the yard.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following stipulation:

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation
5. The hours of operation will be Monday-Sunday 11 AM to 9:30 PM.-.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.
13. When the applicant changes its method of operation and uses the backyard they must come back to CB-10 and notify us of that change.

The applicant agreed and the motion **passed unanimously**.

New SLA wine, beer, cider license application at Miro Sushi Inc., 533 86 Street

The applicant Hung Chen and his son Jerry Chen were present on Zoom. The location is currently operating as a restaurant. The hours of operation are Monday – Sunday 11:30 AM to 10:00 PM. There is only background music. The establishment will have a maximum occupancy of 74. There are 3 tables with 12 seats and 1 bar with 8 seats. Deliveries are done through delivery services such as Grub Hub and Door dash. The applicant did provide a menu, photos. There is no outdoor use.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following stipulation:

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation
5. The hours of operation will be Monday-Sunday 11:30 AM to 10 PM
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
10. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
11. There will be at least 20% visibility view into the establishment at eye level.
12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

The applicant agreed and the motion **passed unanimously.**

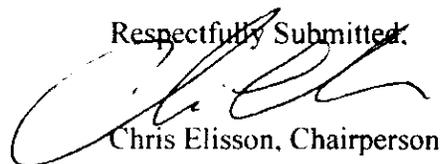
New and Old Business

Picante Restaurant requested a 30 day 30-day waiver for their liquor license. They are moving from 7214 3rd Ave to 7410 3rd Ave., and they currently have a wine beer and cider license form SLA. This will be reviewed at the next PPS meeting in June.

It was noted that an international car theft ring was apprehended by the NYPD. This is the ring that breaks into homes and steals the keys for high end cars.

The meeting ended at approximately 7:30 PM.

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

BM Barbra Vellucci

BM Sandy Vallas

Zoom

BM Ruth Greenfield Masyr

BM Salah Altayeb

Excused Committee members:

BM Jonathan Bova

Absent:

BM Xuhui Ni

BM Husam Rimawi

BM Elizabeth Edmonds

Fat Boy Noodle

Artur Hasani

Adom Dee Thai

Han Ting Ying

Miro Sushi Inc.

Hung Chin

Jerry Chin

Traffic and Transportation May 2025 Report

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

The T&T Committee met in April 2025 with the applicant Senja Frangipani to discuss their application to co-name 71st Street at 11th Avenue (East Side) for Rosa Casella. Following that, the committee met again on May 15 to discuss the application further. The committee again noted no opposition on the co-naming discussed the general community support and the committee recommended approval of this application. If the community board decides to approve this application, the application will be forwarded to the City Council in time for the fall review of renaming and co-naming applications.

Motion #1: Rosa Casella Co-Naming

Motion to approve application submitted by the Senja Frangipani to co-name the east side of 71st Street at 11th Avenue for Rosa Casella

Review of Panino Rustico Sidewalk Cafe Application

The Traffic and Transportation committee met in virtual quorum on Thursday, May 15th to discuss application 20250414030001 from Panino Rustico of Bay Ridge located at 8901 3rd Avenue for a sidewalk cafe on 3rd Avenue for 4 tables and 8 seats and on 89th Street for 8 tables and 16 seats. The district office noted that there have been four 311 calls since 2023 when the location first opened and each were closed out without further issue. There was some discussion over whether 89th street was a private street but this was clarified with Borough Hall and the district office will be clarifying this with the DOT.

Motion #2: Motion to deny application number 20250414030001 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.

Informational Update on Citibike Expansion Plans

On May 15th, the T&T Committee received an update on DOT's Citibike expansion plans within CB10. Citibike currently has over 2000 stations across Manhattan, Queens, the Bronx and Brooklyn and is accessible by 55% of New Yorkers. With the current expansion, including within CB10, this will increase to 70%. Since the program's launch 12 years ago, there have been 260 million trips and over 44 million in 2024 alone. This is resulting from 3.4 trips per day per bike and over 150k daily trips in peak months. Citibike has 175k members in 2024. From the six stations installed in CD10 in March 2021, there have been 114,350 trips to date with 16 trips per station per day on average, peaking into 21 trips per station per day. The median duration is just over 16 minutes long.

DOT's expansion strategy tries to ensure station accessibility such that within a given area, you are no more than 3-5 minutes from a station. Stations are also not the same size and demand and so will vary in number of docks. For instance, there will be more docks per station near subways stations and parks and fewer in residential areas, but keeping coverage density the same to maintain that 3-5 minute walking range goal.

DOT is planning an expansion of 50 stations in Bay Ridge. They collected over 700 pieces of feedback over the Spring on potential sites and canvassed the neighborhood to consider technical viability, which in essence means whether the site has hydrants, utilities, daylighting, and sidewalk availability. With the 50 stations, they are looking for additional feedback and information on each site and installation will begin in September.

Stations fall into 4 categories: off-street, on-street typical, on-street:pedestrianized or daylight, and on/off-street. 20 are off-street. 21 are on-street typical, 6 are on-street but pedestrianized or daylight; 3 are to be determined. The full plan is available at nyc.gov/bikeshare. The 6 spots that are on-street but in pedestrianized or daylight locations do not take away any spots as Citibikes provide additional visibility that allows the spot to be maintained as a daylight spot as opposed to parking which removes visibility. This means that the 21 on-street typical locations will also increase street visibility in CB10.

Comments on the committee as well as the public were wide ranging and as requested by the DOT, many constructive comments remarked on specific locational challenges; for instance, the placements at Shore Rd and 4th and 3rd Avenue and 99th were potentially dangerous station locations due to connection to the parkway and irregular street placement or others that the stations are too close to schools which may cause operational challenges for the school. Other comments suggested different locations such as a station at Tom McDonalds and highlighted gaps on 5th Avenue or gaps along Shore in the 90s as there's no bus connection to get to the ferries.

The T&T committee will revisit this topic in June 2025 to gather and consider more directed feedback to the DOT regarding the expansion plan and station locations.

Respectfully submitted,
Jack Zhang
Chair



ZONING AND LAND USE Committee
CB #10-Brooklyn
464 Ovington Avenue Zoning Change Request
May 14, 2025

The Zoning and Land Use Committee met in-person at the District Office and virtually on Zoom on Wednesday, May 14, 2025, at 7:00 p.m. The Committee met in virtual quorum.

Initial Summary of Zoning Change Proposal

At the May 14 meeting of the Zoning and Land Use Committee, the primary agenda item was a proposed zoning map amendment for 464 Ovington Avenue, located within the Bay Ridge Special District. The applicant, Issa Massoud (also a CB10 board member), and his legal team from Sheldon Lobell PC, presented a request to rezone the site and two adjacent lots from R3X to R6A. The proposed rezoning would increase the allowable floor area ratio (FAR) from approximately 0.5–0.9 (under R3X) to a maximum of 3.9 (under R6A with Mandatory Inclusionary Housing). This would permit the construction of an eight-story building—six stories at the street wall with a two-story setback—rising to a total height of 85 feet (10 feet below the R6A maximum of 95 feet).

The proposed building would include approximately 36,000 square feet of residential floor area, containing 40 rental units, 25% of which (10 units) would be permanently affordable under MIH Option 1 (at or below 60% of Area Median Income). The structure would be set back approximately 15 feet from the front property line, aligning with the neighboring buildings. The upper two floors would be further set back by an additional 10 feet, totaling a 25-foot setback from the street wall. At the rear, the site allows for a 65-foot deep yard, which the applicant described as unusually generous for this type of development. The proposal also includes 18 on-site parking spaces, exceeding the minimum zoning requirement, and amenities such as a ground-floor gym.

The development site encompasses three lots: the main lot to be redeveloped, a six-story co-op to the west (460 Ovington Avenue), and a three-story multifamily rental to the east. The proposal includes a “partial rezoning” of the adjacent lots to bring them into compliance under R6A bulk regulations. According to the applicant, no redevelopment is anticipated for either building: the co-op already exceeds the bulk permitted in R6B and would become compliant under R6A, while the rental contains rent-regulated units and does not offer a viable redevelopment scenario.

In addition, the proposed zoning boundary would extend slightly into narrow portions of four lots fronting Fifth Avenue, primarily to align zoning boundaries more consistently. However, due to split-lot zoning regulations and minimal affected area, no new development is expected on those segments.

Committee Concerns

Committee members raised several concerns regarding the proposal:

- **Building Height and Precedent:** Many members expressed that the proposed eight-story height was excessive for the block and could set a precedent for future rezonings along Ovington Avenue, particularly given existing zoning restrictions and the character of the street.
- **Unit Mix:** Several members, including Doris and Ralph, emphasized the need for more two-bedroom units to better serve the family-oriented community.
- **Lot Line Construction and Impact on Neighbors:** The proposed building would be constructed to the lot line, raising concerns about light and air blockage for adjacent buildings, especially a neighboring co-op with side windows and terraces.
- **Rezoning vs. Variance:** Some questioned why a full rezoning was being pursued rather than a variance through the Board of Standards and Appeals (BSA), noting the potential broader impact of zoning changes. (Richard Lobell explained that the property is a standard 9,000-square-foot rectangular lot and does not meet the criteria required to justify a variance under NYC zoning law. Specifically, it lacks the "unique physical conditions" necessary for BSA approval.)
- **Parking and Traffic:** Although the proposal exceeded the parking requirement, committee members noted the block's congestion—already impacted by nearby schools and a forthcoming high school—and questioned the sufficiency of 18 spaces for a 40-unit building.
- **Affordability Metrics:** Questions were raised about the actual affordability of the proposed rents, especially in light of Bay Ridge's traditionally moderate housing costs. There was also concern that inclusionary housing would not adequately offset increases in market-rate pricing.
- **Permanence of Zoning Change and Risk of Property Transfer:** A major concern expressed by the committee was that, although the current applicant has ties to the community and gave no indication of selling, a future sale could lead to a new developer taking over the site. Because zoning changes are permanent, any future owner would be able to build as of right under the new R6A designation and would not need to return to the community board for review or approval. The committee emphasized that while they are reviewing the specifics of this proposal, they must also weigh the long-term implications of the zoning action itself, independent of the current applicant's stated intentions.

Concerns from the Public

Several residents and board members from 460 Ovington Avenue, a neighboring co-op building, spoke during the meeting. Their concerns included:

- **Lack of Prior Notification:** Residents noted they had not been informed about the inclusion of their property in the rezoning application and asked for formal notification and dialogue.
 - **Loss of Light and Air:** The proposed bulk would significantly reduce airflow and sunlight to their units, particularly those with windows facing the proposed site.
 - **Foundation Impact:** Given the age of their building (constructed in 1931), residents were concerned about potential structural damage during excavation and construction.
 - **Traffic and School Congestion:** Residents emphasized the street's current strain due to existing schools and the new high school under construction, warning that additional development would overwhelm the infrastructure.
 - **Neighborhood Character and Precedent:** Multiple speakers expressed concern that rezoning would trigger a wave of applications from other property owners, fundamentally altering the neighborhood's scale and historic character.
 - **Affordability Skepticism:** Residents were skeptical about the affordability component, noting that the stated \$2,600 rent for studios far exceeds typical local pricing and could drive up overall housing costs.
-

Action Steps

In response to the questions and concerns:

- The applicant team committed to reaching out formally to the adjacent property owners and co-op board.
- They agreed to revisit the unit mix to consider increasing the number of two-bedroom apartments.

- They offered to review the design and consider a greater upper-floor setback or reduced height if feasible, while emphasizing the constraints of lot depth and zoning allowances.
- In response to concerns about lot-line construction, building mass, blockage of adjacent windows, and overall impacts on light and air for neighboring buildings, the applicant team stated they would review any feasible changes—such as greater setbacks or design cut-outs—to mitigate these effects.
- Committee members decided to delay any vote or recommendation until after the full board meeting in May, where additional public input would be welcomed.
- A second committee meeting would be scheduled prior to the June full board meeting to reassess community feedback, applicant responses, and potential revisions to the proposal.
- Committee members were encouraged to submit follow-up questions and suggestions to be compiled and forwarded to the applicant team for consideration.

Motion

A motion was introduced and passed by the committee to:

- Allow for additional public input at the general board meeting on May 20.
- Defer a formal recommendation or decision until after that meeting.
- Reconvene the committee in June to review all new information and determine whether to support or oppose the zoning change.

Respectfully submitted,

Stephanie Simone-Mahaney

Stephanie Simone-Mahaney

In Attendance:

<i>Josephine Beckmann</i>	<i>Ibrahim Anse</i>	<i>Ralph Carmosino</i>	<i>Doris Cruz</i>
<i>Carmelo DiBartolo</i>	<i>Ann Falutico</i>	<i>Barbara Germack</i>	
<i>Steve Harrison</i>	<i>Pierre Lehu</i>	<i>Stephanie Simone-Mahaney</i>	

REQUESTS AND ACTION ITEMS FOR APPLICANT TEAM AND COMMITTEE (not to be read)

- **Notify Adjacent Property Owners:**
 - Formally notify the owners and/or managing agents of the two adjacent properties (the co-op to the west and the rental to the east) that their lots are included in the rezoning application.
 - Provide clear written communication outlining the proposed rezoning, its implications, and a contact for questions.
 - Consider extending this notification to tenants in those buildings who may be impacted by light/air loss.

- **Increase the Number of Two-Bedroom Units:**
 - Reconsider the unit mix to provide more two-bedroom apartments, reflecting the needs of a family-oriented neighborhood.
 - Committee members expressed concern that only 10–20% of units were currently two-bedrooms.

- **Consider Reducing the Building Height:**
 - Explore options to reduce the proposed height of the building (currently 85 ft and 8 stories).
 - Some committee members suggested that five or six stories would be more appropriate for the block context.

- **Increase the Upper Floor Setback:**
 - Consider deepening the setback of the 7th and 8th floors (currently set back 10 ft beyond the 15-ft streetwall) to minimize street visibility and reduce the perception of bulk.

- **Reevaluate Lot-Line Construction:**
 - Explore design alternatives that might avoid full lot-line-to-lot-line construction, especially on the west side adjacent to the co-op with windows and terraces.
 - Consider whether side yard space or building cut-outs might reduce the obstruction of neighboring windows.

- **Clarify Unit Mix:**
 - Provide a detailed breakdown of the proposed number of studios, one-bedrooms, and two-bedrooms.

- **Confirm Affordability Provisions:**
 - Clarify the MIH option being pursued (Option 1 vs. Option 2) and the number and income-level range of affordable units.
 - Explain how affordability will be guaranteed and monitored over time.

- **Explain Rental Pricing:**
 - Provide projected market-rate rents for each unit type.
 - Respond to public concern that rents as high as \$2,600 for studios would raise the area's housing costs overall.

- **Assess Impact on Adjacent Building Foundations:**
 - Explain whether engineering assessments have been done regarding the potential impact of excavation and construction on the 100-year-old co-op building.
 - Address how structural integrity of neighboring buildings will be protected.

- **Assess and Confirm Infrastructure Capacity:**
 - Clarify whether local infrastructure (sewer, water, gas) can accommodate the new building.
 - Confirm whether the environmental review addressed capacity and environmental stress concerns.

- **Clarify Use of Rear Yard:**
 - Specify whether the 65-ft rear yard will be used as open space or for parking.
 - Confirm whether residents will have access to this yard as shared outdoor space.

- **Clarify On-Site Amenities:**
 - Detail what amenities will be provided for residents, especially on the ground floor.
 - Respond to concern that some amenities may be swapped out in the future.
- **Demonstrate Shadow/Visibility Impacts:**
 - Provide additional diagrams or renderings showing how the proposed building will affect light and visibility from the street and from adjacent buildings.
- **Provide Additional Photographs:**
 - Show more up-to-date images of buildings up and down the block, especially those immediately adjacent to the development site.
- **Respond to Precedent Concerns:**
 - Address community worries that rezoning these lots will open the door to additional rezonings along Ovington Avenue.
 - Explain why this specific site is appropriate without setting a broader precedent.
- **Explore Alternative Design Options:**
 - Consider whether alternative massing strategies, such as a U-shaped or L-shaped building or an internal courtyard, could lessen the impact on neighboring properties.
- **Provide Additional Community Engagement:**
 - Be available for follow-up meetings or direct outreach to the co-op board and other concerned neighbors.
 - Maintain transparency throughout the process and respond to feedback before the next committee meeting.

TECHNICAL DATA (for reference only)

Numerical and Contextual Data Table

Category	Detail
Current Zoning	R3X (low-density detached housing); in Bay Ridge Special District
Proposed Zoning	R6A (mid-density contextual zoning, allows up to 95 ft in height)
Total Lots in Rezoning Area	3 primary lots: development site + adjacent six-story co-op + adjacent three-story rental
Additional Rezoning Footprint	Minor partial rezoning of 4 lots along Fifth Avenue (small slivers only; no redevelopment expected)
Floor Area Ratio (FAR)	R6A allows up to 3.9 FAR with MIH
Proposed FAR for Development	3.9 (maximum allowed)
FAR of Adjacent Six-Story Co-op	Approx. 3.6 FAR; currently non-compliant under R3X, would become compliant under R6A
FAR of Adjacent Three-Story Rental	Approx. 1.7–1.9 FAR
Redevelopment Likelihood – Co-op	Not expected; building is a multi-owner co-op already built near R6A bulk
Redevelopment Likelihood – Rental	Not expected; contains rent-regulated units and low FAR; no financial incentive to redevelop
Proposed Building Height	85 feet
Maximum Height Allowed (R6A)	95 feet
Height at Street Wall	65 feet
Upper Floor Setback	Begins at 65 feet; additional 10 ft setback; 25 ft total from property line
Street Setback (Front Yard)	~15 feet; aligns with neighboring buildings

Rear Yard Depth	65 feet; unusually large for residential use, offers buffer to smaller homes on side streets
Side Lot Conditions	- West: 6-story co-op with windows/terraces, no redevelopment planned - East: 3-story rental with windows and a narrow side yard; redevelopment not feasible
Parking Provided	18 spaces (required: 8); exceeds zoning requirement
Affordable Units	10 units (25% of total), required under MIH Option 1 (at 60% AMI)
Transit Access	Near 4th Avenue subway and multiple bus lines; within ~200 ft of 5th Avenue, an 80-ft wide corridor

GUIDELINES FOR RENTS (for reference only)

Section 2: Project specific information

Before completing Section 2, please review the [racial equity report submission guide](#).

2.1 Description of residential space and affordability

2.1.1 Reporting residential floor area

Total residential zoning square feet: **36,094**

2.1.2 Profile of anticipated residential affordability

Report the number of anticipated housing units. Describe the expected rents or prices for all proposed housing units

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2021)*		Eligible Income (2021)**	
				Studio	2-bedroom	1-person HH	4-person HH
Very Low Income	4	10%	40%	\$1,090	\$1,400	\$43,460	\$62,120
Low Income	2	5%	60%	\$1,630	\$2,100	\$65,220	\$93,180
Moderate Income	4	10%	80%	\$2,170	\$2,800	\$86,960	\$124,240
Not Income Restricted	30	75%	N/A	\$2,560	\$3,900	\$102,400	\$156,000
Total	40	100%					

*Rents are based on unit size. Rents shown are illustrative (based on [2021] AMI, rounded to the nearest \$10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on [2021] AMI, rounded to the nearest \$100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

Provide additional details below as needed. If applicable, report the proposed Mandatory Inclusionary Housing option. If applicable, describe any affordable housing financing programs.

Note: Eligible incomes are reported in this document for a minimum household size of 1 and a maximum household size of 4. The Area Median Income (AMI) and income bands were reported by HPD.

The estimated incomes and rents would be different for AMIs at the lower end of each of the ranges, and in practice the affordable units will be distributed across AMI bands in compliance with the city's Mandatory Inclusionary Housing (MIH) program. Average anticipated unit sizes for each unit type will have a minimum square footage of the following:

0BR – 520 sf
1BR – 730 sf
2BR – 880 sf

COMMUNITY BOARD 10 ROLL CALL

TOPIC: _____ DATE: _____

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

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NOMINATIONS COMMITTEE COMMUNITY BOARD 10

Dates/Time: April 23, 2025, 4:00 PM and May 13, 2025, 4:00 PM

Call To Order: Both Dates 4:00 PM

Place: Hybrid CB10 Office

Quorum: In Person Quorum met May 13, 2025

The Nominations committee met on April 23, 2025. The Committee consisted of BM Tracie Britton, BM Barbra Germack, BM Ruth Greenfield Masyr, BM Pierre Lehu and BM Chris Elisson as Chairman. The meeting was a hybrid meeting to discuss and review dates for submission for consideration for Officer positions on the Board for 2026.

An email was sent to all Board Members on April 24th, 2025, requesting those that would like to be considered for an Officer position in 2026. Positions are Chairperson, Vice Chairperson, Treasurer and Secretary. Those wishing to be considered were to respond in writing via email to bk10@cb.nyc.gov no later than noon May 7, 2025. The subject of email should be Att. Nominations Committee. The response email should have what position they are requesting with a brief summary of qualifications both past and present, and what they feel they can bring to the position they are applying for. On May 7, 2025, a consensus of the committee was polled to extend the deadline to noon May 9, 2025.

The committee met in person quorum on May 13, 2025, to review those who are considering a position as an Officer on the Board. A discussion and review of all BM's wishing consideration was reviewed. The Nomination Committee had one (1) submission for Chairperson, two (2) submissions for Vice Chairperson and one (1) submission for Treasurer and two (2) submissions for Secretary. After reviewing those considerations, the committee nominations are as follows:

BM Sandy Vallas for Chairperson

BM Stephanie Simone-Mahaney for Vice Chairperson

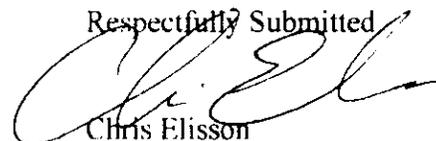
BM Jack Zang for Secretary

BM Shirley Chin for Treasurer

The meeting on April 23, 2025, ended at approximately 4:30 PM and the meeting on May 13, 2025, ended at approximately 4:45 PM.

Board Members requesting consideration were notified by phone by the. Nomination Committee Chair.

Respectfully Submitted



Chris Elisson

Chair Nomination Committee

Community Board 10
Report of Older Adult Issues, Housing, Health, and Welfare Committee Meeting
May 8, 2025 at 7:00pm

A meeting of the Older Adult Issues, Housing, Health, and Welfare Committee was held on May 8, 2025 at 7:00pm as a hybrid meeting. It was attended by committee members, members of the community, and invited speakers. Representatives from organizations providing services to Older Adults in Community Board 10 were invited to speak about available services and how they can be accessed.

The second order of business was the request to send a letter to our federal and state representatives opposing potential budget cuts to our local VA Hospital and Fort Hamilton Army Garrison.

First order of business was presentations via zoom from the following invited speakers:

- **Shani Saudain**, LiveOnNY. Brooklyn
- **Sahil Alvarez**, Whole You NYC, A Social Care Network at Public Health Solutions
- **Rena Schainholz**, Assistant Director for Older Adults, OHEL Family Services
- **Julia Gjylasfije**, Living in Place, at OHEL Family Services

We were expecting a representative from Shore Hill Older Adult Center/Seniors in Touch but they did not attend.

We met Kyra Oleanas via zoom. She is a Student Intern who has been working on the new Older Adult Resource Guide and we thanked her for all the time she has devoted to this project.

Shani Saudain, representing *LiveOnNY*

LiveOnNY is an Organ Procurement organization representing the five boroughs as far north as Poughkeepsie. They go to hospitals and prepare organs for delivery throughout the country. No one is too sick or too old to make an organ or tissue donation. In NY, the oldest donor was 95 years old. LiveOnNY has been in service since the 1970's and is now a top tier transplant organization in the country. They employ over 300 clinicians, educators, and social workers. LiveOnNY works on education, engagement and advocacy, and the logistical planning and management to help save the lives of those in need of a transplant. They also provide support & comfort to donors and their loved ones throughout the donation process, and for years after.

LiveOnNY does not handle live organ donations but rather, *end of life organ donations*. It is recommended that people include the decision to be an organ donor with all end-of-life planning. They feel it is best when families are informed in advance by the intended donor, of their wishes which should be included in their Health Care Proxy. This is an important choice for people to make as it can speed up the wait for life-saving organs.

Sahil Alvarez, Senior Community Specialist for WholeYouNYC, a *Social Care Network* at Public Health Solutions

This is a new organization that went live on January 1, 2025 with the mandate to screen the 2.6 million Medicaid recipients in NYC to assess their need for preventive health care. It was designed as an amendment to Medicare and covers Brooklyn, Manhattan & Queens.

WholeYouNYC is a Social Care Network that was funded for 2 years to address unmet needs that impact health care for Medicaid recipients. Such as in food, housing, medical, mold removal, pest control, provide air conditioners & air purifiers as heat stroke is a big problem. People can be screened on line or go to a non-profit to get screened. WholeYouNYC partners with other organizations and services are delivered on a case-by-case basis. Salvarez@healthsolutions.org

**Rena Schainholz: OHEL Services, Assistant Director for Older Adults at OHEL
& Julia Gjylasfije, Living in Place, at OHEL Family Services**

Ohel started in 1969 with a focus on foster care and removal of children from abusive homes. It has grown into a very large social service agency with many programs in all 5 boroughs. They provide day and residential programs for disabled children & adults, camps for abled and disabled children, and counseling centers in Brookly & Far Rockaway.

Currently, there are two new programs for older adults.

1. One is **LIVING in PLACE**, (LIP). It is a *Critical Time Intervention Program*. To qualify, a person has to be over age 60 and have a mental health diagnosis. Ohel provides clients with home visits for up to nine months and supports them in every aspect of their lives. For example, they might assist with food insecurity, help them to pay bills, take them to doctor appointments, and assist with socialization activities. They don't provide counseling but help to obtain services and resources for clients so they can continue to live in their own homes. It is a Free program. They are also able to provide some funds for safety measures in the home.
2. The other new program is **Serving Our Survivors**. They provide home services to Holocaust Survivors who at this point are people in their 90's.

Additionally, OHEL has a Pooled Income & Asset Trust, to assist their clients to maintain their eligibility for Medicaid while preserving assets to help to take care of Adult children with disabilities.

The second order of business was to discuss a request made at the previous CB 10 Board Meeting, of April 22, 2025 by a Board Member. The request was that CB10 should send a letter to our federal and state representatives opposing potential budget cuts to our local VA Hospital and the Fort Hamilton Army Garrison. Both are mainstays of Bay Ridge, Dyker Height & Fort Hamilton neighborhoods in CB 10 and are needed for the welfare of our community.

The matter was discussed and the question was raised whether or not such an action is within the purview of a community board. District Manager Beckmann pointed out that a look back shows that in the past, the Community Board has written letters to government officials in support of local matters. Furthermore, our charter says that community boards can interact with city, state, & federal agencies to advise on matters that impact the welfare of their residents.

A motion was made and a vote was held with the following results: 5 in favor; 1 opposed; 2 abstentions. The committee met in quorum between in-person & zoom participants therefore the motion needs a second and a vote at the full board meeting to be held on May 19, 2025.

Respectfully submitted,



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

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

PJS Restaurant Inc. d/b/a Parkway Restaurant 7504 Thirteenth Avenue	Renewal 05/07/2025	wine, beer, cider
8406 Third Ave Rest Corp d/b/a Sofias 8406-8408 Third Avenue	Renewal 05/07/2025	liquor, wine, beer, cider
El Castillo Restaurant Inc. 6811 Fourth Avenue	Renewal 05/07/2025	liquor, wine, beer, cider
PSENS LLC d/b/a Come On Thai 7803 Third Avenue	New** 05/07/2025	wine, beer, cider
8406 Third Ave Rest Corp d/b/a Sofia, 8406 3 rd Avenue	Renewal 05/07/2025	liquor, wine beer, cider
Narrows Coffee Inc. 10001 Fourth Avenue	New** 05/16/2025	wine, beer, cider

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