

Community Board 10 Board Meeting Member Attendance
June 16, 2025, 7:00pm, Knights of Columbus, 1305 86th St

Board Members Present:38

Salah Altayeb
Jonathan Bova
Teri Brennan
Tracie Britton
Jaynemie Capetanakis
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Judith Collins
Doris Cruz
Richard Day
Carmelo DiBartolo
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Daniel Hetteix
Michael Huang
Pierre Lehu
Steven Linkh
Joseph Loccisano
Daniel Loud
Stephanie Simone-Mahaney
Essa Masoud
Ruth Greenfield Masyr
Francis Milea
Romeo Petric
Dr. Husam Rimawi
Lawrence Stelter
Henry Stewart
Julie Thum
Sandy Vallas
Barbara Vellucci
Jack Zhang

Board Members Excused: 9

Ibrahim Anse
Barbara Buchalter-Pollack
Senja Frangipani
Habib Joudeh
Stella Kokolis
Elizabeth Lovejoy
Danielle Mowery
Xuhui Ni
Yanfei Wu

Board Members Absent: 1

Marie Mirville-Shahzada

2nd AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
June 16, 2025, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: bit.ly/3HLO5lw

HONOR OF THE PLEDGE

George Capetanakis for his unwavering support of Chair Capetanakis during her term

ADOPTION OF AGENDA

ADOPTION OF MINUTES

May 19, 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 Narrows Coffee Inc., 10001 4th Avenue

Committee Report and Recommendation Discussion and Vote

New SLA wine, beer, cider license at SPENS LLC, d/b/a Come On Thai, 7803 3rd Avenue

Committee Report and Recommendation Discussion and Vote

New SLA liquor, wine, beer, cider license at Marestclau, Inc., d/b/a Piccante, 7410 3rd Avenue

Committee Report and Recommendation Discussion and Vote

SLA Class Change application to liquor, wine, beer, cider license at Gourmet Fit LLC, d/b/a Sarava Bistro, 6819 3rd Avenue

Committee Report and Recommendation Discussion and Vote

Review of SLA renewal application at Malone's Chop House, 9517-9519 3rd Avenue

Committee Report and Recommendation Discussion and Vote

New Dining Out NYC Sidewalk Café Application No. 20240731030034 for nine tables and nineteen seats on 3rd Avenue at Sofia, 8406 3rd Avenue

Committee Report and Recommendation Discussion and Vote

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

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

**Committee Report and Recommendation
Discussion and Vote**

TRAFFIC AND TRANSPORTATION COMMITTEE

Update regarding recent meeting with 68th Precinct Commanding Officer regarding questions/challenges within the command regarding e-scooters and other motorized devices

Informational Report

Committee Review of Int. 0606-2024 – to require that every bicycle with electric assist, electric scooter, and other legal motorized vehicle that is not otherwise required to be registered with the DMV, to be registered with DOT and receive an identifying number which would be displayed on a visible plate affixed to the vehicle

**Committee Report and Recommendation
Discussion and Vote**

DOT Proposal regarding Citibike Expansion into Bay Ridge

**Committee Report and Recommendation
Discussion and Vote**

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Update regarding request for Community Board Resolution on behalf of NYC Municipal Retirees Urging NYC Council to pass Intro. 1096-2024 Related to the preservation of municipal retirees' health care choices

**Committee Report and Recommendation
Discussion and Vote**

NOMINATING COMMITTEE

Secretary to cast one vote in favor of Slate of Officers for fiscal year 2026 that was presented at the May 19, 2025 Board meeting as follows:

**Chair – Sandy Vallas
Vice Chair – Stephanie Simone-Mahaney
Secretary – Jack Zhang
Treasurer – Shirley Chin**

**OLD BUSINESS
NEW BUSINESS
ADJOURN**

Community Board 10 General Board Meeting Minutes
Monday, June 16, 2025, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: https://www.youtube.com/watch?v=WWgL_GITyJ8&t=7692s

Chair Capetanakis called the meeting to order at 7:05 pm and introduced her husband, George Capetanakis, to lead the honor of the pledge. Chair Capetanakis thanked her husband for his support during her tenure as Chair of the Board. She also recognized her Assistant Principal Lisa Fernandez.

Chair Capetanakis called for the Adoption of the Agenda. Motion by BM Harrison, seconded by BM Collins. **All in favor. Motion carried.**

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

All in favor. Motion carried.

PUBLIC SESSION

Senator Andrew Gounardes:

- Greeted everyone and congratulated Chair Capetanakis on her impending retirement from the school system and thanked her for her tenure as Chair of the Board.
- Provided updates on the legislative session which just ended this past Friday. A bill to require AI companies to have safety plans is awaiting the Governor's signature while his stop super speeder bill appears to have died this year but will be re-introduced.
- Announced the summer concert series will begin on July 8th and wished everyone a happy summer!

State Senator Stephen Chan:

- Greeted everyone and apologized for not personally attending a meeting sooner.
- Stated that while he only represents a tiny portion of the community board district, he did grow up and attended school in Bay Ridge, and is available to help with any community issues. He believes in listening to the issues raised by community members personally. The easiest way to get in touch is to send him a message through Facebook.

Laurie Windsor representing Congresswoman Nicole Malliotakis:

- Greeted everyone and read a letter from the Congresswoman expressing her continuing support of the Fort Hamilton army base and the Brooklyn VA hospital and her belief that neither will be facing any staffing cuts.

Kayla Santosuosso representing Councilman Justin Brannan:

- Greeted everyone and announced upcoming events including the summer concert series, movie night at Fort Hamilton High School on June 18th and a silent disco party on the 69th Street pier on June 28th.

Nancy Lulu representing the Brooklyn DA's office:

- Wished everyone a happy summer and thanked Chair Capetanakis for her time as Chairperson.
- Urged people to call the DA's action center if they are the victim of a crime or know of someone who has been victimized.

Rob Aguilar representing Councilwoman Alexa Aviles:

- Greeted everyone and read a message for Chair Capetanakis thanking her for her service to the community.
- On June 28, St. Philips Church will be celebrating its 125th Anniversary with a street renaming at the corner of 80th Street.

Richard Barsamian representing Assemblyman Alec Brook-Krasny:

- Greeted everyone and read a letter that the Assemblyman sent to DOT Commissioner Rodriguez opposing the expansion of Citi Bike into Bay Ridge.

Nanci Roden representing Councilman David Carr:

- Greeted everyone and stated that the office is working on a schedule for the satellite office in Bay Ridge.
- Urged residents to reach out to the office if issues continue with large trucks parked along Dyker Beach Golf Course.

Colonel Misty Cantwell, CO, Fort Hamilton Army Garrison, was acknowledged by Chair Capetanakis and thanked the community for coming out to celebrate the 250th Anniversary of the Army at Fort Hamilton this past Friday.

Nick DiCeglie regarding the Ovington Avenue proposed rezoning:

- Asked the board to remember how congested Ovington Avenue is when voting on the proposed rezoning and to remember that once a rezoning is approved a developer is allowed to do whatever is as of right even if the current applicant agrees to certain concessions.

Molly Jackson regarding the Ovington Avenue proposed rezoning:

- Stated that additional construction and development on Ovington Avenue will only hurt the nearby community and residents and not help.

Maija Stuart regarding the Ovington Avenue proposed rezoning:

- Stated that she is a homeowner on 72nd St, around the block from the proposed location and is very concerned about the increase in congestion a large apartment building will bring to the area

Victoria Hofmo regarding the Ovington Avenue proposed rezoning:

- Asked the board to respect the Special Bay Ridge zoning district and not approve the rezoning proposal.

BM Joe Loccisano regarding Dyker Civic:

- Congratulated Chair Capetanakis, greeted everyone, and mentioned that he is the President of the Dyker Heights Civic Association. Announced that they will be having an annual dinner on

October 9th which will have a raffle with a grand prize of \$3,000. All are welcome to attend the dinner or a meeting. Dyker Civic meets every second Tuesday of the month from March to June and September to December at 7:30 pm at St. Philips Parish Hall on 80th Street.

Josephine Pietunza regarding Citi Bike:

- Greeted everyone and explained that she is the creator of the petition to limit the Citi Bike expansion into Bay Ridge. She believes that the rollout would be just as effective if the number of stations was reduced and spread further apart as Bay Ridge is less dense than most areas that have Citi Bike.

Danielle Long regarding Citi Bike:

- Greeted everyone and expressed concerns about placing large Citi Bike kiosks at intersections and the lack of a speed limit for the bikes.

Maria Palma regarding Citi Bike:

- Greeted everyone and expressed her concern about putting Citi Bike docks in front of homes and on strictly residential blocks.

Stephan Siciliano regarding Citi Bike:

- Greeted everyone and asked the board to advocate for reducing the number of proposed Citi Bikes in Bay Ridge.

BM Carmen Feliciano regarding Citi Bike:

- Explained that she has started a petition for seniors in the neighborhood, which now has more than 800 signatures, asking DOT to take into consideration the safety of older pedestrians when implementing the Citi Bikes and adding more ebikes to the neighborhood.

Jennie Winter regarding Citi Bike:

- Greeted everyone and expressed her safety concerns surrounding the proposed Citi Bike expansion.

Elizabeth Syso regarding Citi Bike:

- Greeted everyone and expressed her support of the Citi Bike expansion as the neighborhood needs more transportation alternatives given it is only serviced by one subway line.

Jeffrey Diamond regarding Citi Bike:

- Greeted everyone and expressed his support of the Citi Bike expansion and stated his belief that the number of docks proposed is necessary for a successful program.

Andrea Metivier regarding Citi Bike:

- Greeted everyone and expressed her belief that there should be less cars in the neighborhood.

Florence Dean regarding Citi Bike:

- Greeted everyone and expressed her belief that Citi Bikes are being imposed on Bay Ridge while there is no great demand for the service.

John Patrick Murphy regarding Citi Bike:

- Expressed his opinion that more bicycles would be good for the overall health of the neighborhood and help to decrease the number of cars which will only increase as the population of Bay Ridge increases

Janine Acquafredda regarding Citi Bike:

- Greeted everyone and expressed her opposition to Citi Bike.

Bob Mullery regarding Citi Bike:

- Greeted everyone and expressed his opposition to Citi Bike and the fact that Lyft is not required to have insurance to cover any accidents that occur from usage.

Jack La Torre regarding Medicare Advantage:

- Greeted everyone and expressed his pleasure at the Older Adults Committee supporting retired city employees in protecting the health benefits that they were promised.

Richie Barsamian regarding Medicare Advantage:

- Greeted everyone and expressed his opposition to the city attempting to place retired city employees on Medicare Advantage

Matt Vaskov representing Catholic Charities:

- Greeted everyone and explained the free services offered to homebound seniors

PUBLIC HEARINGS

In the matter of a new SLA license for a wine, beer and cider for Narrows Coffee Inc, 10001 4th Avenue. 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 Narrows Coffee Inc., 10001 4th 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 6 AM- 10 PM, Friday 6 AM – 11 PM, Saturday 6 AM to 12 AM and Sunday 6 AM to 10 PM.**
- 6. The doors shall remain closed with any amplified music.**
- 7. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 8. There will be no outdoor music.**
- 9. The establishment shall not sponsor or use any promoter or have promoted events.**
- 10. There will be no smoking permitted.**

- 11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 12. There will be at least 20% visibility view into the establishment at eye level.**
- 13. 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 Cruz inquired as to why there was a delay in opening the restaurant. Chair Elisson stated that the applicant was busy with businesses in Manhattan but is now prepared to open.

Motion Seconded by BM DiBartolo. 1 abstention BM Vallas, motion carried

In the matter of a new SLA license for liquor, wine, beer and cider for PSENS LLC d/b/a Come on Thai, 7803 3rd Avenue. 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 PSENS LLC d/b/a Come on Thai, 7803 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 12 PM 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.**

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

In the matter of a new SLA license for liquor, wine, beer and cider for Marestclau Inc., d/b/a Piccante, 7410 3rd Avenue. 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 Marestclau Inc., d/b/a Piccante, 7410 3rd Avenue, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicants will not serve or allow BYOB until their license is obtained.**

4. **The owner or manager will be on site during all hours of operation**
5. **The hours of operation will be Monday - Thursday 4 PM to 10 PM, Friday, Saturday and Sunday 12 PM 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 Simone-Mahaney asked if they are currently allowed to serve alcohol as they moved to locations. BM Elisson stated that they submitted the proper paperwork for the move with the district office and are allowed to serve.

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

In the matter of an SLA license for liquor, wine, beer and cider renewal for DRG Chophouse Inc., d/b/a Malone's Chop House, 9517-9519 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 renewal for DRG Chophouse Inc. , d/b/a Malone's Chop House , 9517-9519 3rd Avenue, unless the applicant agrees to the following stipulations:

1. **The premises will be operated as a restaurant.**
2. **The owner or manager will be on site during all hours of operation**
3. **The hours of operation will be Sunday to Thursday 11 AM to 11PM and on Fridays 11 AM to 12 AM.**
4. **The applicant will not sublet the premises.**
5. **The doors and windows shall remain closed with any amplified music**
6. **Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
7. **There will be no outdoor use.**
8. **The establishment will not sponsor or use any promoter or have promoted events.**
9. **There will be no smoking permitted.**
10. **There will be at least 20% visibility view into the establishment at eye level.**
11. **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.**
12. **The applicant will be utilizing a DJ on every other Friday night from 8:30 PM to 12 AM.**

Motion seconded by BM DiBartolo. All in favor; motion carried unanimously.

In the matter of a new SLA license for liquor, wine, beer and cider for Gourmet Fit Inc. d/b/a Sarava Bistro located at 6819 3rd Ave. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA wine, beer and cider license application Gourmet Fit Inc. d/b/a Sarava Bistro, 6819 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 are Tuesday and Wednesday 3 PM to 11 PM, Thursday and Friday 3 PM to 12 AM, Saturday 10 AM to 12 AM, Sunday 10 AM to 10 PM and closed on Monday.**
- 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 Lehu. All in favor; motion carried unanimously.

In the matter of a DOT Open Dining Sidewalk Café Application for Sofia, 8406 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion: CB10 to deny application number 20240731030034 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 Lehu. Two opposed, BM Zhang, BM Simone-Mahaney. Motion carried.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

Motion: CB10 to disapprove the application to rezone 464 Ovington Avenue from R3X to R6A on the grounds that the proposed 85 ft height and overall bulk are incompatible with the surrounding block and neighborhood character; the committee acknowledges the applicant's effort to incorporate community feedback and the need for increased housing supply but recommends the applicant explore another alternative that would reduce height and scale but still allowing meaningful residential development more consistent with the community context.

Seconded by BM Cesarani. One recusal, BM Massoud. Motion carried.

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Zhang rendered the Committee report. See Attached.

Motion: CB10 to write a letter to local elected officials to express comments on INT 0606-2024 that the proposed law is ineffective and does not address the core issues facing the community that and the board is in support of amending the bill to directly address local issues:

- **Gas-powered mopeds (including grand larceny auto);**
- **Bikes on sidewalks (which are already illegal);**
- **Contraflow bikes;**
- **Training for delivery drivers;**

- **And introducing liability or vehicle ownership requirements for delivery company**

All in favor, motion carried unanimously.

Chair Zhang rendered the board report and recommendation concerning the Citi Bike expansion into Bay Ridge. Chair Zhang made a friendly amendment to amend the language of the motion that passed in committee to include that Lyft should pay compensation to businesses and homeowners.

Further discussion followed about making an amendment to remove language endorsing a protected bike lane on Fourth Avenue as part of the additional infrastructure to support bike ridership. Some members of the Traffic and Transportation Committee were unaware that it was included in the motion that passed at the committee level. Several Board Members expressed that this is a separate issue that will be divisive and should be considered separately when a proposal from DOT comes before the Board, while others believed that it was an important infrastructure improvement to allow for increased bike ridership in the neighborhood. Additional discussion followed about whether protected bike lanes are actually effective. BM Zhang made the amendment to strike the language from the current motion as it is an issue that can be discussed at further meetings.

Motion: To strike language concerning the 4th Avenue protected bike lanes.

33 in favor, 5 opposed; motion carried.

Further conversation occurred about the safety of added Citi Bikes to the neighborhood particularly as it concerned seniors and pedestrians in general. BM Edmonds motioned to make an amendment to add language concerning docks placed near school bus stops.

Motion: To add language that DOT should have heightened consideration for City Bike dock locations slated to be near school bus stops.

All in favor, motion passed unanimously.

Motion: CB10 to write to DOT and elected officials in support of additional transit accessibility as this is not a bike vs car issue and expressing that:

- 1. DOT should assess and address the specific station feedback (as provided by the community and gathered by CD10); and consolidate duplicative locations per location comments; and roll out stations in a measured, data-centered approach;**
- 2. In light of the fact that pedestrian safety is a major priority for the Board, the DOT should place strong consideration for pedestrian safety when placing station location strategically (noting especially the sidewalk clearance);**
- 3. DOT should build additional infrastructure to support bike ridership, such as additional bike-specific signage;**
- 4. DOT should minimize the reduction of parking spaces as parking is a major concern for the community and strongly consider using 8-bike docks instead of larger 16-bike docks;**

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

Motion: CB10 to support a resolution to urge the NYC Council to pass into. 1096-2024, which will preserve retiree health care choices.

BM Feliciano expressed her pleasure at supporting this resolution as navigating Medicare Advantage is a challenge.

Seconded by BM Dietrich. All in favor; one recusal – BM Edmonds. Motion Carried.

NOMINATING COMMITTEE

Secretary Chin cast one vote in favor of the proposed slate as presented at the May 19, 2025 Board meeting.

OLD BUSINESS

No old business.

NEW BUSINESS

BM Stelter complained about the slow and infrequent bus services, particularly the B64. DM Beckmann stated that she will follow-up with the MTA about the issue.

BM Lehu discussed the recent ribbon cutting at the Joanne Seminara School of Law and Medicine and suggested the idea that the Board adopt the school and that the committees could educate the students on civics. Both DM Beckmann and new Chair Vallas supported the idea to be explored further in the fall.

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

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: June 09,2025/7:00 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 June 6, 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 at Narrows Coffee Inc., 10001 4th Avenue
2. New SLA wine, beer and cider license at PSENS LLC, d/b/a Come on Thai 7803 3rd Avenue
3. New SLA liquor, wine, beer, cider license at Maraestelau Inc. d/b/a Piccante, 7410 3rd Avenue.
4. Review of Renewal of SLA liquor, wine beer, cider license at DRG Chophouse Inc, d/b/a Malone's Chop House.
5. Review of SLA Class Change to liquor, wine, beer and cider license for Gourmet Fit d/b/a Sarava Bistro, 6819 3rd Avenue

New SLA license for wine, beer, cider application for Narrows Coffee Inc., 10001 4th Avenue

The applicant Richard Rosen, owner, was present on Zoom. The applicant had previously applied in January 2023 and was approved by Community Board 10 at the General Board Meeting held on January 23, 2023. The applicant has not opened and is required to meet with the board since it is more than one year. The applicant had agreed to the following stipulation on January 27, 2023.

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 6 AM- 10 PM, Friday 6 AM – 11 PM, Saturday 6 AM to 12 AM and Sunday 6 AM to 10 PM.
6. The doors shall remain closed with any amplified music.
7. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
8. There will be no outdoor music.
9. The establishment shall not sponsor or use any promoter or have promoted events.
10. There will be no smoking permitted.
11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.

12. There will be at least 20% visibility view into the establishment at eye level.
13. 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.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agreed to the above stipulation.

The applicant agreed and the motion passed in favor with one abstention.

New SLA license for wine/beer/cider application for PSENS LLC d/b/a Come on Thai located at 7803 3rd Avenue

The applicant Samermit Pochant and his attorney Sherry Xu were present on Zoom. The restaurant has been operating for several years, and this is a new owner. The hours of operation will be Monday-Sunday 12 PM to 10 PM. There are 11 Tables with 22 seats 1 Bar with no seats. There will be recorded background music and there is no adverse history at this location.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following 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 12 PM 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 in favor.

New SLA license for Liquor, wine/beer/cider application for Marestclau Inc., d/b/a Piccante, 7410 3rd Avenue

The applicant Marta Benito Sas was present on Zoom. This is a new location for Piccante restaurant previously located at 7214 3rd Avenue, Piccante Restaurant has been

operating for several years with no adverse history. The establishment will have a maximum capacity of 70, there are 64 seats with 32 tables, and 1 bar with no seats. There will only be background music. The hours of operation are Monday – Thursday 4 PM to 10 PM Friday Saturday and Sunday 12 PM to 10 PM. The applicant supplied a C/O which is for an eating and drinking establishment with a maximum of 74 people and two dwellings.

After a discussion period the committee's recommendation/motion is to deny the applicant 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 4 PM to 10 PM, Friday, Saturday and Sunday 12 PM 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 in favor.

Review of renewal of SLA liquor, wine , Beer and cider license st DRG Chophouse Inc. , d/b/a Malone's Chop House , 9517-9519 3rd Avenue.

The licensee/owner, Greg Fosdal was present at Community Board 10 office. The review is due to 51 311 noise complaints since October 2024 and a change in the method of operation. In the previous application they stated they would not be using a DJ but social media posts from the establishment have advertised events with a DJ. The renewal application does have the use of a DJ checked off. The applicant stated they did not realize that it was loud when they used the DJ with the windows open but now, they remain closed, The applicant feels the complaints are coming from one source and the Police have responded with no fines issued and DEP has responded with no action, this is as per the applicant. The applicant stated that he also soundproofed the ceiling. It was his fault for having the windows open but now the windows are closed at 9 PM and is adding double soundproofing on the windows. The previous stipulation dated in September 2022 stated the following:

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 11 AM to 11PM.
6. The applicant will not sublet the premises.
7. The doors shall remain closed with any amplified music
8. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
9. There will be no outdoor use.
10. The establishment will not sponsor or use any promoter or have promoted events.
11. There will be no smoking permitted.
12. There will be at least 20% visibility view into the establishment at eye level.
13. 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.

After a discussion period a motion was made to deny the applicant for renewal unless they agreed to the following stipulation.

1. The premises will be operated as a restaurant.
2. The owner or manager will be on site during all hours of operation
3. The hours of operation will be Sunday to Thursday 11 AM to 11PM and on Fridays 11 AM to 12 AM.
4. The applicant will not sublet the premises.
5. The doors and windows shall remain closed with any amplified music
6. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
7. There will be no outdoor use.
8. The establishment will not sponsor or use any promoter or have promoted events.
9. There will be no smoking permitted.
10. There will be at least 20% visibility view into the establishment at eye level.
11. 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.
12. The applicant will be utilizing a DJ on every other Friday night from 8:30 PM to 12 AM.

The applicant agreed and the motion passed unanimously.

Application for liquor, wine, beer and cider for Gourmet Fit Inc. d/b/a Sarava Bistro located at 6819 3rd Ave.

The applicant Lidia Rafaela Negrao Neto was present at CB 10 office. Savara Bistro has a wine, beer and cider license since 2016 and is looking to add liquor. There is no adverse history. The hours of operation are Tuesday and Wednesday 3 PM to 11 PM, Thursday and

Friday 3 PM to 12 AM, Saturday 10 AM to 12 AM and Sunday 10 AM to 10 PM closed on Mondays. The applicant has live music on occasion. The establishment has 40 seats with 14 tables and 1 bar with 8 seats.

A motion was made to deny the applicant unless they agree to the following stipulation.

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation
5. The hours of operation are Tuesday and Wednesday 3 PM to 11 PM, Thursday and Friday 3 PM to 12 AM, Saturday 10 AM to 12 AM, Sunday 10 AM to 10 PM and closed on Monday.
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

Discussion on motorcycles in the area parks where a video was on social media with Council person Zhang. Children were playing in the park with a motorcycle circling around children. If people see this, they should call 911 and alert the police. The mayor is looking to lower the speed limits on ebikes to 15 MPH, what's enforcement going to be is questionable. The CB 10 Office has received complaints about ebikes.

Update on Bodega NYC, the old Lockyard location, where the board denied approval of the applicant. The applicant is moving forward and there will be a 500-foot hearing soon. They have applied for a temporary license which will be decided by an administrative judge, Soon the applicant will go in front of the SLA board for a hearing.

The meeting ended at approximately 7:40 PM.

Respectfully Submitted,
Chris Elisson
Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Jonathan Bova

BM Elizabeth Edmonds

Zoom

BM Barbra Vellucci

BM Sandy Vallas

BM Judith Collins

BM Salah Altayeb

Excused Committee members:

BM Ruth Greenfield Masyr

Absent:

BM Xuhui Ni

BM Husam Rimawi

Narrows Coffee Shop

Owner: Richard Rosen

Come on Thai

Attorney: Sherry Xu

Owner: Sanermit Potchanaty

Piccante

Owner: Marta Benito Sas

Malone's Chop House

Greg Fosdal

Savara Bistro

Owner: Lidia Rafaela Negron Neto

Good evening and welcome to our June meeting. This meeting is very special to me because it is my last meeting in my tenure as chair. I first became involved with Community Board 10 when I became principal of PS 69 in 2006 and realized that we didn't have a traffic light in front of our school. Can you imagine a school without a traffic light? Especially in the industrial pocket of 9th avenue and 63rd street where our school is located. I wanted to advocate for the safety of our children and I contacted 311 and was advised to reach out to my Community Board, and that's how I met our District Manager Josephine Beckmann. I learned that I both lived and worked within Community Board 10, but the area where I worked was not as well represented as the area where I lived. It took time, but with her guidance and the Traffic and Transportation committee, we had the Department of Traffic do a study of our street, and we got that traffic light. There was so much I learned and so much more that needed community involvement. A few years later, I was nominated by former Borough President Marty Markowitz to be a member of Community Board 10. I began by being a committee member on Traffic and Transportation and within a few more years, I became chair of that committee, always keeping a watchful eye on safety improvements for our residents, and especially our children. As time went on, I became a member of the Executive Board and since 2022, I have the honor of serving as Chair of Community Board 10.

I am so grateful to Josephine and Dorothy for their unwavering support and help at every turn. I am so thankful to our officers who are here with me, and to all of our chairs for their teamwork as we move our board forward. One thing I am most proud of that has happened in my tenure as Chair is that we have had a much stronger presence within our community and interest from our community. This started to build during the pandemic and the accessibility of zoom meetings. Thanks to social media, thanks to our communications committee, and our wonderful and informative CB 10 newsletter, today, I see a much more active community. As board members, we connect our community to city government. The work we do as volunteers is a public service. We are all advocates and liaisons for our community.

Community Boards are New York City Charter-mandated advisory boards made up of community members. We do NOT make the laws. We have 50 volunteer members and we make important recommendations about land use, zoning, and other local issues. Often we submit recommendations to a wide array of City agencies and advise on local decisions. We are often the first to hear about pending projects in our neighborhood. We can also vote to make recommendations in support of or against projects or citywide initiatives brought to this board. Our endorsement of a city project is not required for a project to go through, but our response is the only opportunity we have to offer feedback and let the voices of our community be heard.

The heart of what we do happens in committee meetings, which are where presentations are given by our city agencies. This is where we hear from passionate members of the public, who are invested in a particular issue, most recently, this involved the Citi Bike expansion. Your committee meeting is where board members get

to participate in a longer discussion and make a recommendation for our whole board to vote on at the monthly General Board public meeting. This is an opportunity and pivotal time to gather community input. We also have to come together peacefully and respectfully. Some of the issues we have had before us make people emotionally charged, some members of the public have misdirected their anger at the community board. Board members are the volunteers trying to keep the community informed.

We invite civil discourse; it is a vital part of civic engagement. Yet, you cannot have civic engagement without being civil to one another. At all times, all Board members and members of the public must conduct themselves in a respectful, courteous, professional and orderly manner. We owe it to our children to be respectful and let them see civil civic engagement and this community at its best.

CB 10 is also within Community School District 20 and we are a Civics for All District, meaning that civics education is taught in all of our schools making civics an essential part of every student's core academic experience. The goal is for all of our children to be engaged community members who can think critically, and are empowered to participate in government. I like to think that we are a Civics for All Community Board and that civic engagement is not something random for children to learn in the classroom. It's not just about Election Day or Primary Day, but there are many ways that you can participate and let your voice be heard. Seeing their family and neighbors involved, volunteering, taking a stand, and being active in our community board meetings, becomes the best way to teach and model civic engagement for our children.

As we have noted, board members are volunteers and we acknowledge and appreciate the gift of everyone's time and dedication to our community. I would like to take this opportunity to thank each of you for your advocacy over the past three years. My term as chair will end on June 30th and I want you to know how much your volunteerism and community spirit is appreciated. We wish everyone a happy, healthy and enjoyable summer.

Thank you for this opportunity to have served as your Chair.

Respectfully submitted, 
Jaynemie Capetanakis, Chair

June 16, 2025

DISTRICT MANAGER REPORT

June 16, 2025

Dear Board Members,

Thank you Jaynemie Capetanakis for your wonderful report and for your leadership as Chair. I want to take a moment on behalf of the District Office staff to extend my sincere gratitude and appreciation to you for your guidance, patience and leadership over the last three years. While I know you will remain an active Board Member, I would like the opportunity to say a heartfelt thank you for your dedication to this Community Board and the help you provided our staff.

As Jaynemie share, we first met when she called the office seeking help to improve street safety along 9th Avenue for the children in her school. It was so nice to be invited to attend a presentation at P.S. 69 on June 4th to watch the P.S. 69 Dance Team perform its First Place Dance, "We're Walking Here" presented by NYC DOT's Director of Education and Program Planning/Safety Education and Outreach Nia Belfon. The video is available for viewing on NYC DOT's website. It is amazing.. congratulations to the students of P.S. 69.

NYC DOT notified the District Office today that they will be implementing safety improvements at two location in District 10. The first will implement safety improvements on Marine Avenue 95th Street to 3rd Avenue. Enhanced crossings at 96th Street and 97th Street, painted curb extensions at 96th Street, 97th Street and 3rd Avenue, improve markings on corridor and turn calming treatments at 3rd Avenue.

Also, NYC DOT is proposing safety modifications to 65th Street between 2nd and 3rd Avenue – with shared components in both CB10 and CB7. There will be a joint meeting of both CB7 and CB10 Community Board Traffic and Transportation Committees on June 25th. It will be a hybrid meeting.

The 68 Precinct will be hosting its June meeting on Wednesday, June 18th at 7pm at the Saint Ephrem's School 924 74 Street.

Important information regarding Voter Registration forms are available at the District Office in multiple languages. Important dates coming up..

Saturday, June 14, 2025 - Sunday, June 22, 2025

Early Voting Period

- Vote early in person before Election Day! You can find your early vote site and their hours here: <https://findmypollsite.vote.nyc/>

Tuesday, June 24, 2025

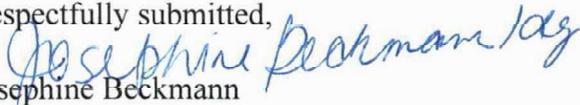
Primary Election Day

- Polls are open **6 AM-9 PM**. Find your poll site here: <https://findmypollsite.vote.nyc/>

Our next General Meeting of Community Board Ten is scheduled to take place on Monday, September 15, 2025 locations to be determined... A full list of next session's Board Meetings will be distributed over the summer.

Happy and safe summer. We look forward to seeing you back in September!

Respectfully submitted,


Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

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

Budget Appropriation for FY 2025	\$290,125.00
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	7/31/24	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	Y - T - D
DISTRICT MANAGER	\$1,965.02	\$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	\$140,697.14
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	\$7,115.53	\$7,115.03	\$7,115.03	\$83,310.27
COMMUNITY ASSOCIATE	2066.21	\$3,070.60	\$2,043.13	\$2,060.85	\$2,078.56	\$2,049.04	\$3,054.22	\$2,007.70	\$2,031.32	\$2,054.94	\$2,007.70	\$2,007.70	\$24,364.27
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	\$20,873.39	\$20,825.65	\$0.00	\$250,849.18

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	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	79.00	
10X	Intra-City Supplies												
40B	Intra-City Telephone												
100	Supplies & Materials						61.83				218.29		
101	Printing Supplies												
117	Postage												
170	Cleaning Supplies												
199	Data Processing Supplies												
302	Telecomm. Equipment												
314	Office furniture												
315	Office Equipment		3,476.23										
319	Security Equipment	130.80			120.00					650.00			
332	Data Process Equipment		307.79							120.00			
337	Books												
402	Tel. Communications												
412	Rental/Misc./Equip		86.68			22.55							
417	Advertising							112.23					
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			55.65
612	Office Equip. Maint							40.45					
613	Data Process Equipment												
615	Printing												
622	Temporary Services-contractual												
624	Cleaning Services		142.00				142.00						42.00
686	Professional/Computer Services												
684	Professional/Computer Services	565.65			780.00			795.00		810.00			845.00
676	Infrastructure Maint. Operation												
Total Other Than Personnel Services	5887.88	\$4,354.41	\$1,465.14	\$1,233.43	\$102.54	\$339.54	\$1,146.88	\$192.22	\$1,771.29	\$1,689.08	\$427.28	\$13,409.69	

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	22,562.47	21,252.93	264,258.87
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Total Unencumbered Budget	Balance												\$25,866.13
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Respectfully submitted,

 Stephanie Simon-Mahoney, Treasurer

ZONING AND LAND USE COMMITTEE
CB 10 - Brooklyn
464 Ovington Avenue Zoning Change Request
June 2, 2025
June 12, 2025

The Zoning and Land Use Committee met on Monday, June 2, 2025 in a hybrid format for a follow-up presentation on the zoning change request for 464 Ovington Avenue. The Committee met again on Thursday, June 12, 2025 in a hybrid format to discuss the proposed zoning change and make a recommendation. There was a virtual quorum for both meetings.

In attendance at the follow-up presentation were the applicant, Issa Massoud, along with his legal and design teams. The application proposes a rezoning of three contiguous lots from R3X to R6A to permit the development of an eight-story mixed-income residential building with Mandatory Inclusionary Housing at 464 Ovington Avenue.

At the May 14 committee meeting, members and residents raised several concerns about the original design, including building height, impact on neighboring structures, unit configuration, and long-term precedent. In response, the applicant revised the building design and returned to the committee on June 2, 2025, to present updated architectural and zoning plans reflecting those changes.

Building Modifications and Issues Addressed

- **Light Well and Interior Courtyard Addition**

A central light well, measuring 30 feet by 30 feet (expanding to 30 by 40 feet at the top floor), was added to the building's west side to provide daylight and air to both the new structure and the neighboring five-story with basement co-op at 460 Ovington Avenue. These changes were made to address concerns about blockage of windows, airflow, and natural light access for adjacent buildings.

- **Five-Foot Rear Side Yard for Window Clearance**

A 5-foot side yard was added to the rear portion of the building adjacent to the co-op to create separation between the buildings' living room windows. This modification is intended to address resident complaints about proximity to their windows and potential impacts on ventilation and privacy.

- **Adjustment of Rear Yard Depth**

To accommodate the light well and revised unit layout, the proposed building was pushed further into the lot, reducing the rear yard from 65 feet to approximately 45 feet. This still leaves more than twice the required 20-foot minimum under R6A zoning.

● Revised Apartment Mix

The applicant preserved the total number of residential units at 40 but rebalanced the unit types based on committee feedback favoring more family-oriented housing. The revised mix is as follows:

- 8 two-bedroom units (previously 4)
- 21 one-bedroom units (previously 28)
- 11 studio units (previously 8)

● Reduction in Overall Bulk

The total floor area was reduced from 36,000 to 35,000 square feet, resulting in a marginally smaller building mass.

● Garage Configuration and Access Clarification

The applicant clarified that the entrance to the underground garage is located on the right side of the building façade, with the residential entrance on the left, a design consideration intended to address traffic flow and an attempt to reduce traffic disruption on a narrow block already burdened by school-related congestion.

● Roof Use Still Undecided

The applicant indicated that the roof would either serve as a recreational deck or a sustainability feature (e.g., solar panels), as required under NYC building code.

Committee Recommendation

After careful deliberation, the committee voted to disapprove the rezoning application (5 in favor, 2 opposed)—not as a rejection of the applicant’s good-faith engagement, but due to ongoing concerns about the compatibility of the proposed scale with the surrounding context, and the unique characteristics and constraints of the block, including the cumulative impact of added density.

Throughout the public process, committee members acknowledged and appreciated the applicant’s willingness to revise the design. The modifications were generally viewed as thoughtful and constructive by the committee and several community members. Several residents recognized the revised plans as an initial step in the right direction. Concerns about scale and precedent remained unresolved.

The Committee emphasized the urgent need for additional housing in CB 10 and across the city while noting that the existing R3X zoning constrains the ability to meet that demand. While it was noted that Ovington Avenue was previously zoned R6 and R5 before the R3X designation, the current R6A zoning—particularly under City of Yes provisions was considered too permissive for the block, allowing for a 95-foot structure as-of-right with no formal mechanism for design oversight.

New and reiterated community concerns also informed the committee's recommendation:

- **Affordability:** Residents questioned the assumption that increased housing supply would result in greater affordability, noting that M/H units are often priced above neighborhood norms and that higher market-rate rents could exert upward pressure on surrounding local rents.
- **Livability:** Despite changes to the unit mix, the small apartment sizes raised concerns about quality of life, especially for families.
- **Cumulative Impact:** The block and its immediate vicinity already include several apartment buildings, the PS/IS 30 building serving grades 3–8, the PS/IS 30 K–2 Annex, the Lutheran Elementary School (K–8), and a planned 676-seat public high school. Concerns centered on increased traffic, congestion, and pressure on local infrastructure, particularly given that all of these schools currently rely—or will rely—on school bus transportation.
- **Precedent:** The rezoning could set a precedent for further upzoning along Ovington Avenue and beyond, fundamentally altering the neighborhood and scale.
- **ULURP Limitations:** Community members expressed frustration that stipulations made during ULURP are not binding. Once rezoned, development is governed solely by the Zoning Resolution, regardless of plans presented.

The Committee also noted the practical challenges developers face in balancing scale with financial viability and understands that not all alternatives may be feasible. Nevertheless, Committee members encouraged the applicant to consider other zoning designations. The Committee specifically pointed to R6D, which supports increased housing while imposing a more moderate height limit (75 feet) and floor area ratio (3.0), potentially better aligned with the block's character and infrastructure capacity. While not familiar with every zoning option, the Committee expressed interest in exploring additional designations that could achieve a more appropriate balance.

Motion: To disapprove the application to rezone 464 Ovington Avenue from R3X to R6A on the grounds that the proposed 85-foot building height and overall bulk are incompatible with the surrounding block and neighborhood character. The committee acknowledges the applicant's effort to incorporate community feedback and recognizes the need for increased housing supply, but recommends that the applicant explore rezoning to R6D or another alternative that would reduce height and scale while still allowing meaningful residential development more consistent with the community context.

Additional Meeting Items-Informational Only

1. City Charter Revision Commission – Proposed Changes to ULURP and Member Deference

The committee was informed of ongoing work by the Mayor’s 2025 Charter Revision Commission, which is considering substantial changes to the Uniform Land Use Review Procedure (ULURP). A central focus is whether to weaken or eliminate City Council member deference, which currently allows Council Members to advocate for community-specific modifications during the land use process.

The Commission’s preliminary report outlines three key critiques of ULURP:

- That it imposes *too much process* on small-scale or affordable housing projects;
- That *member deference* deters or reduces the size of developments;
- That the process *delays the use of city-owned land* for affordable housing

However, these arguments have been questioned by some stakeholders and may pose concerns for community members who view ULURP as one of the few opportunities for public engagement in land use decisions. While the Commission frames its proposals as efforts to streamline housing production, others note that ULURP itself comprises only a small portion of the overall development timeline and argue that delays more often stem from environmental review and post-approval implementation processes. There is concern that diminishing local review—particularly member deference—could reduce accountability and limit the ability of communities to advocate for modifications that reflect neighborhood-specific needs.

2. Landmarks and Local Historic Preservation

Committee members were reminded to submit recommendations for potential landmark designations within the district. They were also informed that 2025 marks the 100th anniversary of the Art Deco movement, and a board member (Ralph Carmosino) will spearhead an effort—with assistance from the Bay Ridge Historical Society—to highlight notable Art Deco buildings in the area. The goal is to publish related content on the Community Board 10 website and create a community walking tour in the fall.

Respectfully submitted,

Stephanie Simone-Mahaney

Stephanie Simone-Mahaney

In Attendance:

Josephine Beckmann

Ibrahim Anse

Ralph Carmosino

Doris Cruz

Carmelo DiBartolo

Barbara Germack

Steve Harrison

Stephanie Simone-Mahaney

Review of Sofia Sidewalk Cafe Application

On June 10th, 2025, the Traffic and Transportation committee met to discuss application number 20240731030034 from Sofia on 8406 3rd Avenue for a sidewalk cafe with 9 tables and 19 seats. Sofia has previously had a sidewalk cafe license since 2004. Since 2023, there have been 23 311 noise complaints; all of these complaints were on 3 dates: 8/11/2023, 4/28/2024, and 7/19/2024. The hours of operations for Sofia is 12pm to 11pm each day, except Friday and Saturday, when it closes at 12am. The restaurant uses valet services on Friday and Saturday and does not use cones outside of the restaurant to block off spots but does not know of whether the valet uses private or public parking or of the operations of the service. The committee discussed the valet program and reminded the owner of stipulation 9 that valet services cannot block or reserve street parking spaces.

Motion #1: Motion to deny application number 20240731030034 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 regarding recent meeting with 68th Precinct Commanding Officer regarding questions/challenges within the command regarding e-scooters and other motorized devices

On May 22nd, 2025, the Traffic and Transportation Committee met to discuss INT 0606-2024, a proposed local law introduced by Councilmember Robert Holden that would require registration for bicycles with electric assist with the city DOT. This discussion followed an earlier meeting in March. The 68th Precinct Captain John Dasaro was in attendance.

The committee discussed a number of topics with the captain and received an overview of the issues facing enforcement of the laws. The primary issues for the community are gas-powered mopeds or Vespa-like vehicles that speed, operate on sidewalks and parks, and group up, causing congestion. The problematic mopeds are oftentimes stolen through grand larceny auto and are often perpetrated and recklessly operated by juvenile groups. This is a city-wide enforcement problem and given that these are stolen, the lack of licensing and registration makes it impossible to hold the riders accountable. The precinct also has a strict no-pursuit policy for public safety.

The captain also shared collision data for the precinct. Year to date as of May 22nd, the precinct has logged 466 collisions from 4-wheeled vehicles, which is up from 457 collisions in 2024. The precinct has logged 26 collisions from motorized 2-wheeled vehicles, which is down from 28 in 2024. Lastly, the precinct has logged 21 non-motorized bicycle collisions, which is up from 20 in 2024.

The committee discussed a number of other topics including delivery companies and delivery workers, additional enforcement for riders on sidewalks and in parks, and community support through efforts such as National Night Out. The committee again reviewed bill INT 0606-2024 and determined that it was both ineffective in its current state and insufficient to meet community needs, as

1. It does not address issues with gas-powered mopeds, which already require licensing and registration
2. It does not address sidewalk biking which is already illegal and requires further enforcement
3. It does not address contraflow bikers via enforcement or infrastructure needs
4. It does not address training for delivery drivers and riders on rules of the road, especially as it pertains to mopeds and bicycles
5. It does not address liability of the delivery company such as Uber or Lyft when the delivery worker is a party to an accident

Motion #2: Motion to write a letter to local elected officials to express comments on INT 0606-2024 that the proposed law is ineffective and does not address the core issues facing the community that and the board is in support of amending the bill to directly address local issues:

- Gas-powered mopeds (including grand larceny auto);
- Bikes on sidewalks (which are already illegal);
- Contraflow bikes;
- Training for delivery drivers;
- And introducing liability or vehicle ownership requirements for delivery company

For reference

Title of INT 0606-2024: A Local Law to amend the administrative code of the city of New York, in relation to requiring that every bicycle with electric assist, electric scooter and other legal motorized vehicle be licensed and registered

Summary: This bill would require every bicycle with electric assist, electric scooter, and other legal motorized vehicle that is not otherwise required to be registered with the DMV, to be registered with DOT and receive an identifying number which would be displayed on a visible plate affixed to the vehicle.

Update on Citibike Expansion

On June 10th, 2025, The Traffic and Transportation Committee met to further discuss and receive community input on Citibike expansion, following the DOT's presentation in May 2025. Members of the

public provided comments via email and during the scheduled meeting. The public as well as the community comments were roughly categorized in the following camps:

1. General support for expansion, with reasoning being accessibility of docks would be a public benefit in promoting bike ridership, connectivity to the train and ferry, and that in the use of docks for daylighting would promote street safety
2. General opposition for expansion, with reasoning being the loss of parking spots and public safety concerns, especially for older adults where street clearance is smaller than for sidewalk dining at 6 feet vs 8 feet. Additionally it was remarked that 800 bikes was too many in place of the 40 parking spots for the 80,000 residents
3. Specific station comments, both suggesting alternative placements, additional docks, and duplicative docks. Of note, station 9 and 24, on Colonial 77th Street & Colonial & 78th Street being particularly close to each other and that this location should receive additional view due to historical accidents pre-daylighting installation and due to flooding issues.
4. Concerns on the pace of expansion. Some believed that the expansion is too fast and that they should start with "5 or 10" instead of 50. However, I do want to note here that CD10 already has 5 docking stations on the north edge of the community that shows elevated usage compared to stations in Sunset Park, indicating pent-up demand.

Additionally, there were other comments on compensation provided to the adjacent owner of a given Citibike spot and on the involvement of private operator Lyft. In light of the committee and public comments, the committee approved the following motion:

Motion #3: Motion to write to DOT and elected officials in support of additional transit accessibility as this is not a bike vs car issue and expressing that

1. DOT should assess and address the specific station feedback (as provided by the community and gathered by CD10); and consolidate duplicative locations per location comments; and roll out stations in a measured, data-centered approach;
2. In light of the fact that pedestrian safety is a major priority for the Board, the DOT should place strong consideration for pedestrian safety when placing station location strategically (noting especially the sidewalk clearance);
3. DOT should build additional infrastructure to support bike ridership, such as the 4th Avenue protected bike lanes and additional bike-specific signage;
4. DOT should minimize parking spots as parking is a major concern for the community and strongly consider using 8-bike docks instead of larger 16-bike docks;
5. DOT and elected officials should consider appropriate compensation to adjacent homeowners and business-owners affected (*friendly amendment: add paid for by Citibike operators Lyft*)

Respectfully submitted,

Jack Zhang

Jack Zhang
Chair

Community Board 10
Report of Older Adult Issues, Housing, Health, and Welfare Committee Meeting
June 12, 2025 at 6:00pm

A meeting of the Older Adult Issues, Housing, Health, and Welfare Committee was held on June 12, 2025 at 6:00pm as a hybrid meeting. It was attended by committee members and members of the community. There were six board members present so we did not meet in quorum.

The first order of business was to review a request for a Community Board Resolution to support and advocate on behalf of New York City Municipal Retirees and urge the NYC Council to pass Intro. 1096-2024, which will preserve retiree health care choices by mandating the City to offer Medicare-eligible City retirees and their Medicare-eligible dependents at least one Medigap or supplemental plan with benefits equivalent to or better than those available to city retirees as of December 31, 2021.

Jack LaTorre, a community resident, presented an overview of the NYC Retiree healthcare issue. For many decades, NYC employees were promised and received traditional Medicare. However, for the past several years, NYC has been trying to take this benefit away and force NYC retirees into a Medicare Advantage Plan that is inferior. The Advantage Plan is a privately owned healthcare company known for denying claims and putting profits above patients. NYC Retirees have brought their case to court ten times and won each time. Yet, NYC has appealed the court's decision each time. Currently a decision is pending from NYS Court of Appeals in Albany.

Councilman Justine Brannan's recent op-ed in the AM New York newsletter in support of Intro 1096 was read to the committee along with a proposed resolution. A motion was made to support the resolution with a change to the opening sentence. The motion was seconded and a vote was held. It passed unanimously. The committee did not meet in quorum so a vote is needed by the entire Community Board 10 at the next meeting. See attached: *Resolution Supporting Intro. 1096-2024*.

The second order of business was brought to our attention by a committee member. In March 2025, the Office of Medical Affairs, which is under the jurisdiction of the NYC Fire Department, issued a directive regarding the transportation of patients to the nearest appropriate ambulance destination. This directive refers to all providers in the NYC 911 system. No longer can a patient request to be taken to the hospital of their choice, where they have been receiving medical care. For example, veterans usually requested to be taken to the VA. Occasional exceptions can be granted.

Committee members felt that they needed more information about this directive in order to form an opinion. DM Beckmann suggested that since the Office of Medical Affairs falls under the jurisdiction of the Fire Department, we should have a joint meeting with both the Police and Public Safety Committee and this committee in the fall. Committee members were in agreement with this recommendation.

A motion was made and the meeting ended at 6:55pm.

Respectfully submitted,



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

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Coszcal de Allende Restaurant Inc. d/b/a Pancho's Restaurant 7506 Third Avenue	Renewal 06/17/2025	liquor, wine, beer, cider
Jimmy's Place Ltd. 7118 Thirteenth Avenue	Renewal 06/18/2025	liquor, wine, beer, cider
El Castillo Restaurant Inc. 6811 Fourth Avenue	Renewal 06/18/2025	liquor, wine, beer, cider
Steger Restaurant Inc. d/b/a Chadwick's Restaurant 8822 Third Avenue	Renewal 06/20/2025	wine, beer, cider
Cancun Bar & Restaurant Corp. 7204 Third Avenue	Renewal 06/20/2025	liquor, wine, beer, cider
Cecchino's Pizzeria Inc. 8702 Third Avenue	New** 06/23/2025	liquor, wine, beer, cider
Pam's Bar & Grill 7215 Fifth Avenue	Renewal 06/20/2025	liquor, wine, beer, cider
Las Chelitas 7312 Thirteenth Avenue	New** 06/26/2025	wine, beer, cider
66 KTV Inc. 911 66 th Street	New** 07/08/2025	liquor, wine, beer, cider
Old World Holdings Inc. d/b/a Delia's Lounge 9224 Third Avenue	Renewal 07/15/2025	liquor, wine, beer, cider
Laconian Enterprises Ltd. d/b/a Elia 8611 Third Avenue	Renewal 07/23/2025	liquor, wine, beer, cider
Donganite Corp. d/b/a Knights of Columbus Council 1251 8122 Fifth Avenue	Renewal 07/23/2025	liquor, wine, beer, cider
Petasos Restaurant Corp. d/b/a Emphasis Restaurant 6822 Fourth Avenue	Renewal 07/23/2025	wine, beer, cider

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

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Toscana al Terzo LLC d/b/a Brooklyn Roots Italian 8620 Third Avenue	Renewal 07/31/2025	liquor, wine, beer, cider
Dyker Pizza Company Inc. d/b/a Apizza 1279 85 TH Street	Renewal 08/05/2025	wine, beer, cider
Mussels & More, Ltd. 510 80 TH Street	Corporate Change 08/11/2025	liquor, wine, beer, cider
Panino Rustico of Bay Ridge Corp. 8901 Third Avenue	Renewal 08/14/2025	liquor, wine, beer, cider
Inaka Japanese 8318 Inc. 8318 Third Avenue	Renewal 08/14/2025	wine, beer, cider