

Community Board 10 Board Meeting Member Attendance
September 15, 2025, 7:00pm, Knights of Columbus, 1305 86th St

Board Members Present:38

Salah Altayeb
Ibrahim Anse
Jonathan Bova
Tracie Britton
Jaynemie Capetanakis
Ralph Carmosino
Christopher Cesarani
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Senja Frangipani
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Habib Joudeh
Stella Kokolis
Joseph Loccisano
Daniel Loud
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Xuhui Ni
Romeo Petric
Lawrence Stelter
Henry Stewart
Julie Thum
Sandy Vallas
Barbara Vellucci
Jack Zhang

Board Members Excused: 6

Teri Brennan
Doris Cruz
Pierre Lehu
Steven Linkh
Essa Masoud
Dr. Husam Rimawi

Board Members Absent: 3

Daniel Hetteix
Michael Huang
Yanfei Wu

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
September 15, 2025, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: <https://youtube.com/live/X4NsPKudyOM>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

June 16, 2025 Board Meeting

PUBLIC SESSION

(Limited to a maximum of 30 minutes in total for all public matters on the Agenda)

PUBLIC HEARINGS

**New SLA liquor, wine, beer, cider license at
66 KTV Inc., 911 66th Street**

**Committee Report and Recommendation
Discussion and Vote**

**Review of BSA Cal. No. 2025-28-BZ (CEQR # 26BSA007K)
Application to the Board of Standards and Appeals for a
new variance pursuant to Zoning Resolution (ZR) Section
72-21 to waive certain regulations of ZR Sec. 24-11 (lot
coverage) and ZR Sec. 24-24 (front yard) seeking a one-
story addition above the existing Genesis wing and a new
one-story plus basement and cellar academic addition,
including a new Chapel and gymnasium, at Xaverian High
School, 7100 Shore Road**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

PARKS COMMITTEE

**Request to rename Coffey Square located at 81 Street and
7th Avenue to Coffey-Wilson Post 688 Square. This
request was prompted by the merger of two American
Legion posts that locally honor heroes from WWI and
WWII**

**Committee Report and Recommendation
Discussion and Vote**

**Renewal notification of concession for the sale of
food for mobile food unit – Owl’s Head Park
Colonial Road at 67 and 68 Streets from
1/1/26-12/31/30**

**Committee Report and Recommendation
Discussion and Vote**

ZONING AND LAND USE COMMITTEE

Update on plans for CB10 Bay Ridge Art Deco project

Informational Report

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on June 25, 2025 DOT Presentation regarding
65th Street Safety Improvement Plan**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, September 15, 2025, 7:00 pm, Knights of Columbus, 1305 86th Street
YouTube Livestream: <https://www.youtube.com/watch?v=X4NsPKudyOM&t=6853s>

DM Beckmann opened the meeting at 7:05 pm and introduced the Honorable Theresa Ciccotto to swear in the newly elected Vice Chair Simone-Mahaney, Secretary Zhang and Treasurer Chin. Judge Ciccotto thanked the board for the opportunity to be a part of the ceremony and administered the Oath of Office to the officers. She then administered the Oath of Office to Chair Vallas with his family at his side.

Following the Oath of Office, the very Reverend Gerasimos Makris led an invocation.

Past Community Board 10 Chairs who were present were acknowledged and participated in the “passing of the gavel” ceremony down to Chair Vallas.

Chair Vallas thanked everyone in attendance for the ceremony and called the meeting to order and began by leading the Pledge of Allegiance.

Chair Vallas called for the Adoption of the Agenda. Motion by BM Feliciano. Motion seconded by BM Bova.

All in favor. Motion carried.

Chair Vallas called for the Adoption of the Minutes from the June 2025 Board Meeting. Motion by BM Loccisano, seconded by BM Stelter.

All in favor. Motion carried.

PUBLIC SESSION

State Senator Steve Chan:

- Greeted everyone, congratulated the new Board officers and thanked them for their hard work.
- Will be meeting with DOT Commissioner Rodriguez about problematic intersections in his district and asked the community to reach out to him about any additional hazardous intersections that they see.
- Announced that tackling energy costs is one of his priorities and he hopes to address the issue during this legislative session.

Councilman Justin Brannan:

- Greeted everyone and congratulated Chair Vallas and all the newly elected officers.
- Shared how proud he was that during his time as Council Member he was able to bring over \$350 million back to his district.
- Announced the upcoming Chris Hoban Run (September 21), Ragamuffin Parade (September 27), Third Avenue Festival (September 28) and another e-waste/shredding event at St. Anselm’s parking lot on October 25th.

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and congratulated the new board officers.
- Discussed several events that their office held over the summer.
- Urged anyone who was the victim of a crime or knows of a crime to call the action line at 718-250-2340.

Maia Yedin representing State Senator Gounardes:

- Greeted everyone and thanked the new officers for their service.
- Thanked everyone who attended the recent 9/11 vigil at the pier and the Xaverian band for playing at the event.
- Announced that the annual senior picnic will be happening tomorrow, September 16, and that the annual veteran's breakfast will be held on the 29th.

Richard Barsamian representing Assemblyman Alec Brook-Krasny:

- Greeted everyone and congratulated Chair Vallas and all the officers.
- Stated that the Assemblyman is in strong support of the Coffey - Wilson square renaming and is strongly opposed to the closing of the Harbor Defense Museum on the Fort Hamilton Army Base.
- He also asked all to remember Zoe Katsoupakis who recently passed in August. Zoe worked so hard for the community and helped everyone, never saying no to anyone.

Matvii Vaskov representing Catholic Charities:

- Greeted everyone and provided an overview of the free services Catholic Charities provides to homebound seniors.

Ted General regarding the Harbor Defense Museum:

- Greeted everyone and shared that he is leading the committee to save the Harbor Defense Museum which is on a closure list.
- He urged everyone to write letters in support of keeping the museum open.

Board Member Danielle Mowery regarding Brooklyn Book Festival:

- Announced that the Brooklyn Book Festival will begin this Saturday, kicking off with Children's Day.
- All festival events will be happening at Brooklyn Borough Hall this year.

Yong-le Yau from the Dyker Library:

- Announced that the Brooklyn Public Library will be offering tutoring programs for children, both online and in-person, from 2PM-11PM.
- Additionally, the Dyker Library is now accepting teen interns and will be holding a theatre workshop and magic of meditation seminar this fall.
- Announced that voter registration cards, in multiple languages, are available at the library.

Violet Tavoulaareas regarding Citi Bikes:

- Greeted everyone and offered her congratulations to the new officers.

- Voiced her opposition to the proposed Citi Bike dock on 77th Street between Ridge Blvd. and Colonial Road.

Concetta Licitra regarding Citi Bikes:

- Greeted everyone and stated her opposition to the 77th Street and Colonial Road Citi Bike location as she believes it will worsen the chronic dumping and parking problems in that area.
- Asked that the dock be relocated to the initial proposed location for that area which was a daylighting spot in the street.

Molly Roth speaking on behalf of Eileen Avvocato in regard to Xaverian:

- Stated she was speaking on behalf of her mother who she lives with on Mackay Place opposite Xaverian.
- Asked that questions regarding the date of construction, staff parking, the impact of the construction, particularly the steeple, on sunlight and views for neighboring homes be answered by the Board.

Dominique Petersen in regard to Xaverian:

- Voiced her concerns about the Xaverian construction plans, particularly about the height of the proposed steeple.

Molly Roth speaking on behalf of herself in regard to Xaverian:

- Voiced her opposition to the Xaverian construction proposal as a nearby resident.

In the matter of a new SLA license for a liquor, wine, beer and cider for 66 KTV Inc., 911 66th Street, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson. See attached.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for 66 KTV Inc., 911 66th Street, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a Karaoke Bar**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 3. Applicants will not serve or allow BYOB until their license is obtained.**
- 4. The owner or manager will be on site during all hours of operation**
- 5. The hours of operation will be Sunday – Thursday 5 PM to 2 AM, Friday and Saturday 5 PM to 4 AM.**
- 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. There will be at least 2 licensed Security Guards that are to be used at all hours of operation.**

Discussion followed about the number of fire exits that the establishment has, parking difficulties given the size of the venue, the owner's prior experience running such a business and the SLA rules regarding the number of establishments allowed liquor licenses in one community board. BM Vellucci stressed that while she opposes karaoke bars in general, she believes voting for stipulations is the only way to have any say in their operations as they will most likely receive a license by the SLA regardless of community board opposition.

Motion Seconded by BM Bova. 5 opposed – BM Harrison, BM Simone-Mahaney, BM Falutico, BM Collins and BM Masyr; motion carried

In the matter of BSA Cal. No. 2025-28-BZ (CEQR # 26BSA007K) Application to the Board of Standards and Appeals for a new variance pursuant to Zoning Resolution (ZR) Section 72-21 to waive certain regulations of ZR Sec. 24-11 (lot coverage) and ZR Sec. 24-24 (front yard) seeking a one-story addition above the existing Genesis wing and a new one-story plus basement and cellar academic addition, including a new Chapel and gymnasium, at Xaverian High School, 7100 Shore Road.

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

Motion: CB10 to support the application as presented, with the additional condition that concerns raised by both the Committee and by neighbors, including traffic congestion, parking construction impacts, safety risks, and overall neighborhood quality of life—be addressed through education initiatives, mitigation efforts, and a sustained commitment to explore and implement possible solutions. The board further requests that representatives from Xaverian present a traffic mitigation plan to Community Board 10 no later than 60 days prior to the start of construction, and that the project team give consideration to lowering the height of the steeple and cross.

Lengthy discussion followed about the traffic mitigation efforts that Xaverian will be undertaking to address neighbors' concerns, the size of the cross on the new Chapel, and what actions Community Board Ten could take to address the concerns of the Mackay Place neighbors. The land use consultant for Xaverian stated that the architect for the project did not believe that the steeple and cross, which are both as of right and not part of the variance request, would impact the tree line nor create shadows for the homes across the street. Additionally, Xaverian President Bob Alesi spoke and stated that the school is willing to discuss the height of the cross with the design team and is open to working with the community board and the precinct about mitigating the traffic concerns. The school continues to educate students and their parents about safety and parking conditions and has reached out to DOT about streetlights and rerouting buses to help with traffic conditions.

A friendly amendment was made by BM Dietrich to add language that Xaverian representative will present a traffic mitigation plan to the Board at least 60 days prior to the beginning of construction.

BM Falutico made an additional friendly amendment to add language asking the school to consider lowering the height of the cross.

Seconded by BM Bova. 1 opposed – BM Stewart, 3 recusals – BM, Harrison, BM Cesarani and BM Loud, 1 abstention BM Feliciano; motion carried.

CHAIR'S REPORT

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

PARKS COMMITTEE

Chair Stewart rendered the Committee report. See Attached.

Motion: CB10 to support the renaming of Coffey Square to Coffey-Wilson Square.

BM Feliciano expressed her pleasure in supporting the renaming as she grew up in Red Hook, where the American Legion Post named after Wilson was located, and now lives near the location named for Coffey.

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

Motion: CB10 to send a letter of tentative support for the renewal of a concession for the sale of food from a mobile food unit at Owl's Head Park provided that noise codes are adhered to and that the hours of operation are noon to dusk.

Discussion followed about the hours of operation, cleanliness, and number of vendors allowed. BM Beckmann stated that this is only for one vendor, said vendor is required to provide bins and keep their area clean and that hours of operation typically mimic park hours year-round. Additional clarification as to what exactly the board was voting on was asked for and BM Stewart stated that the vote was on the specific location and not the actual vendor. The Community Board has no say on what vendor would get the permit to operate at Owl's Head Park and that a licensed vendor was not being replaced by this process.

Friendly amendments were made by BM Stewart to include language addressing the vendor adhering to city noise codes and by BM Harrison regarding including language about hours of operation.

Motion seconded by BM Lovejoy. 2 opposed, BM Zhang and BM Edmonds; motion carried.

Given the late hour, Chair Vallas waived the reading of the informational committee reports. He asked the Board about passing a resolution in favor of saving the Harbor Defense Museum as a follow up to Ted General's earlier comments.

BM Zhang asked where a letter of support would go. DM Beckmann stated it would be sent to the Center for Military History.

Motion: CB10 to support keeping the Harbor Defense Museum at the Fort Hamilton Army Garrison open to the public.

All in favor; motion carried unanimously.

OLD BUSINESS

No old business.

NEW BUSINESS

BM Masyr noted that the Jewish Holidays were approaching and wished all who celebrate a Happy New Year!

BM Hatzis requested that the Communications Committee issue a statement demanding a long-lasting ceasefire in the Israeli-Palestinian conflict and the allowance of humanitarian aid into Gaza.

BM Dietrich made a motion that the Board approve a letter in support of the ferry redesign which would connect Bay Ridge and St. George on Staten Island.

Discussion followed as to whether this matter should be tabled and referred to committee, as the redesign includes more than just the addition of a stop to and from Staten Island. However, the finalized routes will be announced before our next board meeting so any after October's board meeting would be moot.

Motion: CB10 to write a letter in support of a ferry connection between Bay Ridge and St. George.

To ensure a quorum was present a roll call vote (see attached) was taken. 20 in favor, 6 abstaining and 3 opposed. Motion carried.

Seeing no further new business, Chair Vallas adjourned the meeting at 9:30 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

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

Call to order: 7:00 PM

Place: Hybrid Meeting, CB10 Office/Zoom

Quorum: In person Quorum not reached (See attached)

The Police and Public Safety Committee meeting was held on September 10, 2025. The meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum but not an in-person Quorum and the agenda was as follows:

1. New SLA liquor, wine, beer, cider license for 66 KTV Inc., 911 66th Street
2. New and old Business

New SLA license for wine, beer, cider application for 66 KTV Inc., 911 66th Street

The applicant Li Hua Li (Leon) is the owner and was present on Zoom along with a representative Ali Anna from ABC Licensing, office of Sam Park. The premises will be operated as a Karaoke Bar. The premise used to be Chasing Tails, a pet groomer. The building is currently undergoing complete renovation. The hours of operation were listed as Monday through Sunday 5 PM to 4 AM. The applicant supplied schematics and stated they currently have the permits for construction. The applicant listed the maximum number of occupants as 380 which will include customers and employees, with 30 to 38 tables and 1 stand up bar with no seats. Currently there is no Certificate of Occupancy. There will be 22 rooms with 11 rooms on each floor of this 2-story building. The premises will only have recorded Karaoke music with each room being sound proofed. The applicant will host private parties such as birthdays and anniversaries.

Concerns were egress with 3 exits on the first floor and the second floor having 2 stairways leading to the exits. The building will have a sprinkler system for fire suppression. Security will be provided through several cameras and licensed security guards. Each room will be visible from the outside and cameras will be installed in each room. Another concern of the committee was about the hours of operation from 5 PM to 4 AM. The applicant agreed to close at 2 AM on Sunday through Thursday.

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 Karaoke Bar
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation
5. The hours of operation will be Sunday – Thursday 5 PM to 2 AM, Friday and Saturday 5 PM to 4 AM.
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. There will be at least 2 licensed Security Guards that are to be used at all hours of operation.

The applicant agreed and the motion passed in favor with two not in favor.

New and old Business:

Updates on past issues:

The Angel shots initiative instituted by 068 Pct Community Council has been underway during the summer with several area restaurants and bars signing up.

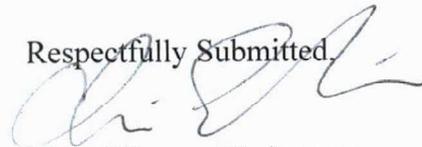
Cannabis shop update on the 500-foot rule being misinterpreted by the Office of Cannabis Management (OCM) and not in compliance with the Marijuana Taxation Act (MRTA). Currently Bay Ridge has 3 licensed shops.

Muscles and more had a corporate change during the summer and their Liquor License had to be updated to reflect that change. There was no change in the method of operation.

The 068 Pct. has now deployed Quality of life team aka Q team. These teams are to handle various complaints, such as but not limited to, noise, ebike's and bicycles, parking etc.

The meeting ended at approximately 7:30 PM.

Respectfully Submitted,



Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman
Board Chair, Sandy Vallas

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson
BM Jonathan Bova
BM Judith Collins
BM Husam Rimawi

Zoom

BM Barbra Vellucci
BM Salah Altayeb
BM Elizabeth Edmonds
BM Liz Lovejoy
BM Ruth Greenfield Masyr
BM Michael Huang

Excused Committee members:

Absent:

BM Xuhui Ni

66KTV Inc.

Ali Anna, ABC Licensing
Li Hua Li (Leon), owner

District Manager Report

September 15, 2025

Good Evening Board Members:

Welcome back! I hope you all enjoyed the summer hiatus. On behalf of Dorothy, Amanda and myself, congratulations once again to Sandy Vallas as he takes on the helm as CB10 Chair and best wishes to our new officers.

I am excited to begin the new session and I am happy to share the following updates with you regarding issues we worked on this summer.

The District Office of CB10 once again participated in the Department of Youth and Community Development Ladders for Leaders summer program and had two participants assigned to our office who did a wonderful job.

As you are aware, Community Board 10 has an advisory role in reviewing block parties. This year I am happy to report that we reviewed 72 applications this year up from 70 last year. We thank our local block associations and community leaders for bringing neighbors together!

MILLING AND RESURFACING – Ped Ramps - As you know, milling and resurfacing has commenced and always generate a great deal of calls from residents. There is a lag between milling and paving to allow for utility work. Notifications of upcoming work are In addition, installation of new pedestrian ramps is taking place at various locations district-wide.

NYS DOT PROJECTS – Fort Hamilton Parkway and 5th Avenue bridge construction continues to make progress. . we will continue to provide updates.

Budget Consultations – Each year Community Boards meet as a Borough with several agencies of the City of New York to review budgetary needs For members new to the Board.. during the month of October, The Executive Committee reviews requests for the District Needs Statement which includes the prioritization of Capital and Expense needs during October. Community Boards hold a public hearing at the October General Board meeting. The District Office also reaches out to all Community-Based Organizations and sends out an email for suggestions via our Constant Contact Newsletter and Social Media.

I will be emailing you last year's Capital and Expense Priority List as well as the link to our District Needs Statement this week. If you would like to recommend any additions to the list please send an email to the District Office before October 8th.

Recent heavy rains resulted in stormwater back-ups at various locations in the District. The majority of calls received were from 10th Avenue from 77 Street to 86th Street which is scheduled for a capital project, 71st Street between Narrows and Colonial Road, 5th Avenue between 80th and 82nd Street, as well as areas south of 86th Street from Shore Road to Colonial Road.

Corner catch basins and cleaning was raised by a number of residents who experienced street flooding who are finding the corner catch basins are not being cleaned. As leaf season is upon us, the leaves blocking many catch basins and it is a shared responsibility.. DEP for regular maintenance and corner property owners who are responsible for cleaning 18 inches into the street.

NYC DOT notified the District Office of the installation of CitiBike Stations which was announced in our weekly newsletter. 49 stations will be rolled out this fall.. with the first installed near Owls Head Park. A map was also posted to our website. Also 65th Street and 3rd Avenue School Safety improvements installation to be completed this month.

ANNOUNCEMENTS

We have wonderful street events taking place in the fall. Congratulations to the Fifth Avenue BID who held its annual September Famchella event on Saturday along 5th Avenue from 68th Street to 81st Street.

I was honored to attend the kick-off celebration yesterday for the Ragamuffin Parade honoring Captain John Dasaro, 68th Precinct and John Keegan and Bobby Daquara Grand Marshalls. The Ragamuffin parade will take place on Saturday, September 27th with registration and judging beginning at 11am at OLA Parking Lot, kickoff at 1pm route is 78th Street at 3rd Avenue finisthin at Citizens Bank Parking lot 9201 3rd Avenue. Third Avenue Festival will take place on Sunday, September 28th from 10am to 6pm.

I held an interagency meeting last week in advance of the fall events as adopted by members of Community Board 10.

NYC DOT Commissioner in the Borough will be in Dyker Heights, Brooklyn for a discussion about transportation priorities on Wednesday, September 17th at 5:30pm at P.S. 176.

Holy Cross Greek Festival – is this upcoming weekend, Ridge Blvd between 84th and 86th Street - September 19, 20 and 21st.

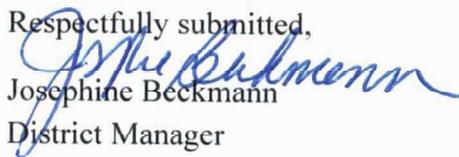
Upcoming Community Board Committee meetings: Tomorrow's Older Adult, Housing, Health and Welfare Committee will have 2 presentations from Maimonides Hospital, Catholic Charities and we received a confirmation earlier today that an EMS representative will be in attendance to discuss a question raised by the Board last session about transport concerns to preferred hospitals.

The Environmental Committee will meet on Wednesday to listen to a presentation from Beyond Plastics in support of the Packaging Reduction and Recycling Infrastructure Act.

Looking ahead, our Communications and Public Relations Committee will be meeting later this month to plan a Community Board Member Meet and Greet.. stay tuned.

The next General Board Meeting of Community Board Ten will take place on Tuesday, October 21st at the Fort Hamilton Senior Center. Due to Diwali Holiday in which Public Schools are closed.

Respectfully submitted,


Josephine Beckmann

District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

Fiscal Year 2026: July 1, 2025 to June 30, 2026

Budget Appropriation for FY 2026 \$397,760.00

	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
DISTRICT MANAGER													
COMMUNITY COORDINATOR	\$12,083.26	\$18,124.89											\$30,208.15
COMMUNITY ASSOCIATE	\$7,346.51	\$11,006.61											\$18,353.12
COMMUNITY ASSISTANT	2073.15	\$3,115.83											\$5,188.98
COLLEGE AIDE													\$0.00
Total Personnel Services	\$21,502.92	\$32,247.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,750.25

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/29/2026	3/31/26	4/30/26	5/31/26	6/30/26	
108	Telephone		79.99											
10X	Intra-City Supplies													
408	Intra-City Telephone													
100	Supplies & Materials		62.69											
101	Printing Supplies													
112	Postage													
170	Cleaning Supplies		170.00											
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment		120.00											
322	Data Process Equipment													
327	Books													
402	Tel Communications													
412	Rental Misc Equip				74.82									
417	Advertising													
431	Leasing Misc Equip													
451	Local travel expenditures													
602	Telecomm Maintenance				602.00									
612	Office Equip Maint		111.30											
613	Data Process Equipment													
615	Printing		85.00		450.00									
622	Temporary Services-contractual													
624	Cleaning Services				142.00									
686	Professional Computer Services													
684	Professional Computer Services		723.40											
676	Infrastructure Maint/Operation													
Total Other Than Personnel Services		\$1,182.38	\$1,518.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,701.19

Total PS and OTPS Expenses	22,685.40	33,766.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,451.44
Total Unencumbered Budget	Balance												\$241,308.56

Respectfully submitted,
Shirley Chin
Shirley Chin, Treasurer

Parks Committee Report September 5, 2025

The Parks Committee met on September 5, 2025, at 7pm. In person at the district office were District Manager Josephine Beckmann, board member Ralph Carmosino, and several representatives of Coffey–Wilson Post 688, including Ray Albue and Juan Diaz. Attending remotely were Board Chair Sandy Vallas, Committee Chair Henry Stewart, and BMs Chris Ellison, Marie Mirville-Shahzada and Romeo Petric. Chris Clay from the parks department was also in attendance virtually.

The members of Coffey–Wilson requested renaming Coffey Square, a small plaza with a modest military memorial at 81st Street and Seventh Avenue, on the east/Dyker Heights side, Coffey–Wilson Post 688 Square. Lt. William Coffey was a service member who died in WWII, in 1944; he lived nearby and received several commendations, including a Purple Heart. An American Legion post was named for him in 1947, and its headquarters were near the Square until the building was destroyed by the approach to the Verrazano Bridge. The square was named for him, at the request of the post, ca. 1965.

An American Legion post in Red Hook was established in 1919 (the same year the American Legion was founded) and named for Pvt. Albert Wilson, who died during WWI. Not much is known about Pvt. Wilson, beyond that he received a Purple Heart, as much of the Wilson Post's records were lost, and the WWI records are comparatively thin. American Legion Posts, however, are not typically named for just anyone but someone who made a significant contribution to their country, Mr. Albue said.

In the mid 1980s, the posts merged to become W.E. Coffey—A.E. Wilson Post 688. It collected dues and maintained for its members a connection to the American Legion, but it did not meet, and its membership dwindled. It was to disband in 2016, but ret. Major Diaz took charge as commander and resurrected it. It now boasts more than 120 members and meets at the Fort Hamilton army base with bimonthly speakers. (It's the only American Legion post, as a nonprofit, allowed to operate on a military installation.) Members care for Coffey Square and decorate it for major patriotic holidays with flags and bunting, and it supports organizations such as Tunnel to Towers, the Harbor Defense Museum and the Fort Hamilton JROTC program, among others.

The post now wishes to change the name of the square to reflect the post's name and its contributions to the community. A family member of Lt. Coffey offered her support for the post and the name change.

Chair Stewart said his only concern was that Coffey–Wilson Post 688 Square was a mouthful and potentially confusing to the civilian public, and the post's representatives readily suggested just Coffey–Wilson Square. BM Carmosino agreed it was a good idea to rename the Square. Mr. Clay said the parks department just needed a letter of support from the board, to rename Coffey Square "Coffey–Wilson Square." A motion was made by Chair Stewart and seconded by BM Ellison; it was approved unanimously

cont on back

by the committee. But the committee was not in quorum in person, therefore it would need a second from the floor here.

Mr. Clay thanked the post for its custodianship of the Square, which is noticed by the department.

A request for bids for concessions—for the sale of food from mobile food units at specific sites—was recently forwarded to community boards by the parks department, including one location in CB10, outside Owl’s Head Park, on Colonial Road between 68th and 67th streets. The potential permit would extend from January 2026 to December 2030. Typically these are ice cream trucks or hot dog carts, but it could be a halal cart or something else. There has been an ice cream truck at this location in the past. Other sites in the neighborhood include the pier and, at one point, Russell Pedersen. There are also often ice cream trucks at 79th and Shore and at Whale Park in JJ Carty, though they might not have permits. The board has the opportunity to offer feedback on this RFB.

Chair Stewart asked for clarification—that we wouldn’t know if this would be an ice cream or a taco stand or whatever else? Which DM Beckmann confirmed. Parks department reviews requests from interested vendors and decides from there. There are regulations, such as hours of operations, and most other rules apply—no idling, no generators. Mr. Clay said the question was would you like a food stand there, or would you like it to be somewhere else?

BM Ellison asked to clarify if it would be on the street or in the park; it would be on the street. BM Mirville-Shahzada asked to clarify if it would be just one mobile truck; it would. BM Carmosino asked to clarify that it would be on Colonial, not a side street; it would. The permits are issued to be year-round.

Chair Vallas asked if the trucks are only there when the parks are open. Mr. Clay said he believed the restrictions on hours of operation for mobile food vendors were stricter than for the parks themselves. They have to be fully licensed, cleared by the department of health, approved by the parks department. Chair Vallas was worried about a situation like the one on 86th and Fifth, where the food trucks operate at all hours. DM Beckmann said parks regulations for vending were very strict. “They’re not going to be there unless they’re making money,” Mr. Clay said. “I don’t see Owl’s Head Park becoming the hot 2am spot for taco runs. But you never know!”

DM Beckmann said just because it’s on this list doesn’t mean it would receive a bid. Someone would have to apply. But the board would not have another opportunity to comment once a request was received and a permit was issued. Chair Stewart noted he had no problem with an ice cream truck outside Owl’s Head during reasonable hours, but worried the language was so vague here he was worried he was missing a potential issue that could arise in the future, especially because the permit is locked in for many years. Mr. Clay suggested a letter of tentative approval based on hours of operation, as that seemed to be the biggest concern of the committee. Chair Stewart made a motion to that effect, seconded by BM Elisson, and approved unanimously by the committee,

which was not in quorum in person.

Mr. Clay pointed out that it's better to work with vendors who have permits rather than rogue operators. Permitted vendors tend to police their territory, because they're invested in the space, especially when it's a successful location, because they don't want to jeopardize the concessions agreement they'd put money into. BM Elisson asked for the rules and regulations, which Mr. Clay said he would provide.

Subsequent to the meeting, DM Beckmann received an email from Susan Frances of the Owl's Head Park Volunteers, saying that people seem very happy about having a food truck by the park during daylight hours. The only complaints they receive are about noise—the music played by the truck. So I would offer a friendly amendment then to the motion passed by the committee about adding a note to our letter about noise code in addition to the hours of operation.

Chair Stewart and DM Beckmann also mentioned an upcoming tree census in Owl's Head Park, on September 9, run by the parks department, and encouraged committee members to participate, as well as members of the general public. Mr. Clay noted that trees absorb more rainwater than grass alone.

In updates to ongoing projects: Russell Pedersen Playground has reopened, and the ribbon-cutting ceremony for John Paul Jones is later this month. Most of the reconstructed pathways in Owl's Head Park have reopened, the rest should be open by Halloween. The playground and basketball courts are still under construction. The restoration of the fence between Shore Road and the Belt Parkway is almost complete, and there was some money leftover, so parks is redoing some of the wrought-iron fence. The synthetic-turf baseball fields at Dyker Beach have also been redone. Pathways at Bay 8th will begin soon.

There being no other matters on the agenda, the committee adjourned.

Respectfully submitted,


Henry Stewart

ZONING AND LAND USE COMMITTEE REPORT

Xaverian Application to BSA for Variance

100th Anniversary-Art Deco Movement

September 4, 2025

Community Board 10 Brooklyn

The Zoning and Land Use Committee met in person at the District Office and virtually via Zoom on Thursday, September 4, 2025, at 7:00 p.m. The Committee did not have an in-person quorum. There were two items on the agenda.

Item 1: Xaverian High School Variance Application

The Committee convened to consider Xaverian High School's application to the Board of Standards and Appeals seeking a variance to permit a one-story addition above the existing Genesis middle school wing, along with a new one-story-plus-basement academic addition, chapel, and student center. Attendees included Xaverian President Robert Alesi; legal counsel Shelley Friedman; and Perkins Eastman lead architect Jesse Malin.

As part of their presentation, the school explained that enrollment is at its highest in history, and its strategic plan calls for more classrooms, science labs, a fabrication lab, and a chapel to support both academic and faith-based programming. The additions are not intended to increase enrollment further but rather to provide space for smaller class sizes and specialized learning environments.

A key point of inquiry centered on why a zoning variance is necessary. The presenters clarified that Xaverian's campus was constructed in 1957, predating the modern zoning code enacted in 1961, which introduced requirements for lot coverage and building setbacks. Though the existing campus was lawfully established under the prior code, these conditions result in non-compliance with current technical rules—such as allowable coverage of buildings on the lot and minimal distances from the street. Most of Xaverian's expansion can be built as-of-right; the variance is limited to portions of the second-story addition over Genesis, two narrow portions of the parking-lot addition, and the pre-existing front-yard setback. Adhering strictly to current zoning rules would make the additions inefficient and awkward. The variance instead seeks limited relief so the design can be practical and cohesive, while allowing the school to fulfill its mission without negatively affecting the neighborhood.

Committee members expressed concern over the reduction in parking capacity (from 56 spaces to roughly 24), the likelihood of staff parking spilling into surrounding residential streets, and the impact of added traffic congestion. They also raised questions about construction impacts, including noise, scheduling, and duration, as well as whether the expansion might ultimately drive enrollment beyond what was presented.

Importantly, no objections were raised to the building design or the physical changes to the school itself. Instead, public testimony focused intensely on the secondary consequences of expansion, particularly in terms of neighborhood quality of life. Residents voiced frustration over long-standing issues such as traffic congestion, double-parking, blocked driveways, and Shore Road bus backups, warning these problems would worsen during and after the 23-month construction period. They also stressed the safety risks for children and pedestrians, and expressed frustration that Xaverian has not consistently

acted as a “good neighbor” in managing parent behavior and traffic patterns. Additional inquiries addressed the adjacent historic burial ground, and the school assured that no disturbance or negative impact would occur.

***Motion:** To support the application as presented, with the additional condition that concerns raised by both the Committee and by neighbors — including traffic congestion, parking, construction impacts, safety risks, and overall neighborhood quality of life — be addressed through education initiatives, mitigation efforts, and a sustained commitment to explore and implement possible solutions.*

The motion passed, with one member recusing due to personal ties to the school.

Item 2: Art Deco Centennial Celebration

On September 2, 2025, a special planning meeting was held with Josephine Beckmann (CB10 District Manager), Stephanie Simone-Mahaney (Zoning and Land Use Committee Chair), Ralph Carmosino (Zoning and Land Use Committee Member), the Bay Ridge Historical Society (Tom McCarthy and Henry Stewart), and the Bay Ridge Conservancy (Victoria Hoffmo) to discuss plans for an initiative marking the 100th anniversary of the Art Deco movement.

This group proposes to host a guided walking tour of Art Deco buildings within Community Board 10, focusing on a small, concentrated cluster of sites in order to keep the tour feasible at about an hour to an hour and a half. The target date for this event is mid-to-late November 2025. In addition, the group discussed a “building of the week” feature, which would be launched in the CB10 newsletter and highlighted on the Bay Ridge Historical Society’s blog to build interest leading up to the tour.

Planning details and logistics are still being finalized and will be discussed further at a follow-up meeting later this month. All Board Members are invited to suggest their favorite Art Deco buildings in Bay Ridge, Dyker Heights, and Fort Hamilton for consideration.

Respectfully submitted,



Stephanie Simone-Mahaney

In Attendance

Sandy Vallas	Josephine Beckmann	Stephanie Simone-Mahaney
Ralph Carmosino	Carmelo DiBartolo	Ann Falutico
Steve Harrison	Pierre Lehu	

Traffic and Transportation September 2025 Report

On June 26th, 2025, the Traffic and Transportation committee met with the DOT to discuss the 65th Street Safety improvement plan with a focus on 4 nearby schools: MS 936, PS 503, PS 506, and PS 971. The project area covers 3rd Avenue north of 65th Street and 65th Street between 3rd Avenue and 4th Avenue, both of which are truck routes. In the 5 years between 2019 through 2023, there have been 1 pedestrian fatality and 56 total injuries in the project area, with pedestrians and bicyclists accounting for 20% of those injuries.

The DOT identified unsafe crossings; poor visibility due to illegal parking; disorganized traffic with wide, unmarked lanes and double parking; missing connections through Tom Joyce Soccer Field; and the gas station that requires vehicles to cross the sidewalk constantly.

Proposed improvements on 3rd Avenue and 65th Street are

- Adding painted curb extensions on all corners
- Marking one southbound lane on 3 Ave (64 St to 65 St)
- Installing wide parking lanes (65 St, 2 Ave to 3 Ave)
- Moving southbound bus stop 100' north

Proposed improvements on 3rd Avenue, between 63 and 64 Sts are

- Marking one southbound lane to reduce speeding and organize traffic
- Adding painted curb extensions at 63 and 64 Sts to shorten crossings
- Calming turns and improving visibility for pedestrians

Proposed improvements on 3rd Avenue and 64th Street are

- Installing stop-control and pedestrian crossing
- Adding painted curb extension to improve pedestrian visibility

Other potential improvement on 3rd Avenue and 65th Street around the gas station include

- Pedestrian safety improvements through curb cut adjustments/closures
- Potential installation of back-of-sidewalk treatments to prevent illegal parking to improve pedestrian visibility

The project implementation begins in September 2025 and is expected to be completed by November. The committee raised additional points including the need to harden the painted curb extensions with physical barriers, implementation of leading pedestrian intervals to give pedestrians a headstart and plans to follow-up on the separate plan and proposal regarding the areas next to the gas station on 3rd and 65th.

Respectfully submitted,

Jack Zhang

Chair



COMMUNITY BOARD 10 ROLL CALL

TOPIC: _____ DATE: _____

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

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Bay Ridge Manor Inc. 476 76 TH Street	Renewal 09/09/2025	liquor, wine, beer, cider
Chipotle Mexican Grill of Colorado LLC 463 86 th Street	New 09/10/2025	wine, beer, cider
Comeau Group Inc. d/b/a Ho Brah 8618 Third Avenue	Renewal 09/11/2025	liquor, wine, beer, cider
PRX Inc. d/b/a Johnny Pumps Cafe 7518 Fifth Avenue	Renewal 09/15/2025	liquor, wine, beer, cider
The Burger Bistro Inc. 7217 Third Avenue	Renewal 09/15/2025	wine, beer, cider
Arion Brooklyn Corp. d/b/a Kampos Taverna 8119 Fifth Avenue	New** 09/19/2025	liquor, wine, beer, cider

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