

Community Board 10 Board Meeting Member Attendance

October 21, 2025, 7:00pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Parkway

Board Members Present:35

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

Board Members Excused: 6

Daniel Hetteix
Pierre Lehu
Steven Linkh
Joseph Loccisano
Essa Masoud
Julie Thum

Board Members Absent: 5

Richard Day
Michael Huang
Daniel Loud
Xuhui Ni
Yanfei Wu

AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
October 21, 2025, 7:00 pm, 9941 Ft. Hamilton Parkway
YouTube Livestream: bit.ly/3HLO5lw

PLEDGE OF ALLEGIANCE



In recognition of the month of October being Breast Cancer Awareness Month, we invite all breast cancer patients and survivors to the front to lead The Honor of The Pledge

ADOPTION OF AGENDA

ADOPTION OF MINUTES

September 15, 2025 Board Meeting

PUBLIC SESSION

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

PUBLIC HEARINGS

**Capital & Expense Budget Priorities for
Fiscal Year 2027**

**Report and Recommendation
Discussion and Vote**

**SLA liquor, wine, beer, cider application for Arion
Brooklyn Corp., d/b/a Kampos Taverna, 8413 3rd Ave.**

**Committee Report and Recommendation
Discussion and Vote**

**SLA liquor, wine, beer, cider application for Cecchino's
Pizzeria Inc., 8702 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**SLA liquor, wine, beer, cider application at Bay Ridge
Manor NY, LLC, 476 76 Street**

**Committee Report and Recommendation
Discussion and Vote**

**Application for a new adult-use retail cannabis dispensary
license at OV Enterprises LLC, 9206 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Review of Dining Out NYC sidewalk café application at
Milk and Honey Café 94, 9402 3rd Avenue for 12 tables,
5 feet wide and 62.3 feet long, beginning on 3rd Avenue and
extending around onto 94th Street; Application number
20240801030026**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

Update regarding presentations given by NYC Council and Charter Revision Commission Representatives about Ballot proposals that will be included on November ballots

Informational Report

ENVIRONMENTAL COMMITTEE

DEP presentation regarding proposed capital Upgrades at Owls Head Wastewater Treatment Plant

Committee Report and Recommendation Discussion and Vote

Review of NYS bill S1464/A179, Packaging Reduction And Recycling Infrastructure Act to address the growing problem of single-use plastics

Committee Report and Recommendation Discussion and Vote

Update regarding Brownfield Cleanup Site at 5th Avenue and 88th Street

Committee Report and Recommendation Discussion and Vote

PARKS COMMITTEE

Update on status of CB 10 Parks capital projects as presented by DPR Representatives

Informational Report

TRAFFIC AND TRANSPORTATION COMMITTEE

Update on construction status of 5th Avenue Bridge over LIRR and Sea Beach N-Train

Informational Report

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Update on presentation by Maimonides Medical Center regarding programs

Informational Report

Update regarding BRAVO services and needs

Informational Report

Update regarding Catholic Charities programs

Informational Report

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

Update on planning of CB10 meet and greet for new Board Members; Onboarding new Board Members; CB 10 Social Media; planning for October Breast Cancer Awareness month

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Tuesday, October 21, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Parkway
YouTube Livestream: https://www.youtube.com/watch?v=U2FSC0A_Is8

Chair Vallas called the meeting to order at 7:05 pm and invited all patients and survivors of breast cancer in the audience to come up to the podium in acknowledgement of breast cancer awareness month to lead the Honor of the Pledge.

Chair Vallas called for the Adoption of the Agenda. Motion by BM Cruz; seconded by BM Anse.

All in favor. Motion carried.

Chair Vallas called for the Adoption of the Minutes from the September 2025 Board Meeting. Motion by BM Collins, seconded by BM Kokolis.

All in favor. Motion carried.

PUBLIC SESSION

Maia Yedin representing State Senator Gounardes:

- Announced upcoming events including a webinar about managing student debt, a shredding event in St Anselm's parking lot on the 25th, the NIA Spooktacular and Owl's Head Halloween events on the 26th and a Caring with Confidence webinar on the 27th.
- The Thanksgiving Day Student Showcase was also launched, where students can write an essay, poem or draw about what they are most thankful for.

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and reminded anyone who was the victim of a crime or knows of a crime to call the action line at 718-250-2540.

Sergey Chuprick representing the Comptroller's Office:

- Greeted everyone and provided an overview of what the Comptroller's office does in overseeing the city's budget. Explained that the Comptroller's Office does not give money, they watch how the money is being used
- Explained that the Comptroller's Office audits every city agency every four years
- Gave the phone number 212-669-1196 for anyone who would like to contact him

Christina Bottega representing Councilwoman Alexa Aviles:

- Greeted everyone and announced that she will be the Community District 10 representative for the next few months.
- The Councilwoman will be having mobile hours at McKinley library branch on October 23rd and at FIAO on October 30th from 1PM to 5PM.
- Encouraged everyone to vote and to be informed about the ballot proposals, especially numbers 2 through 6.

Michael Sheldon representing Councilman Justin Brannan:

- Greeted everyone and reiterated that Shredfest and e-waste recycling will be happening on October 25th and that early voting starts this upcoming weekend.

Kenneth Chiu representing Assemblyman Lester Chang:

- Greeted the audience and reminded everyone that the Assemblyman's office is located at 6904 Fort Hamilton Parkway and they are open from 9 to 5, Monday through Saturday.

Board Member Habib Joudeh regarding the situation in Gaza:

- Greeted everyone and stated that he is the President and Chairman of the Arab American Association of New York.
- Discussed that a few fellow board members have approached him requesting that the Arab American Association release a statement about the situation in Gaza. As a non-profit, the Arab American Association cannot get involved in politics and that when he speaks at board meetings, he is not doing so on behalf of the association but voicing his own individual opinions.
- He urged board members to reach out to their Congress Members and Senators on their own in order to express their views about Gaza.

George Sarantopoulos regarding breast cancer awareness:

- Greeted everyone and called for another round of applause for the women who are breast cancer patients or survivors.
- Stated that he is a cancer survivor as well, having been diagnosed at age 49. Urged anyone to go see a doctor, regardless of their age, if something is not feeling right or seems off.

Brad Hennesy regarding the 10th Avenue sewer project:

- Greeted everyone and urged the board to keep prioritizing and advocating for the 10th Avenue sewer project. The project was approved in 2023 and there has still been no movement towards actual work being done.

Regina Farage regarding DEP:

- Greeted everyone and stated that she lives on 72nd Street between Colonial Road and Narrows Avenue. She and her neighbors have been experiencing flooding and 311 and DEP have not done anything about the matter. She urged the community board to get involved and stay on top of DEP to resolve the flooding issues within the district.

Board Member Carmen Feliciano regarding breast cancer awareness:

- Greeted everyone and stated that she is a breast cancer survivor and that she reached out to several organizations for information regarding cancer screenings and treatments which are available at the back of the meeting. Encouraged everyone to be diligent about going to the doctor and screening for illnesses.

Florence Dean regarding a proposed new cannabis dispensary:

- Greeted everyone and voiced her opposition to another cannabis dispensary being located along Third Avenue.

Matvii Vaskov representing Catholic Charities:

- Greeted everyone and provided an overview of Catholic Charities' services.
- Provided his phone number for anyone wishing to contact him: 718-680-3530

Jessica Kallo representing the Brooklyn Borough President:

- Announced that the application period for community board membership will be opening soon and encouraged everyone to apply or reapply as soon as possible.
- Encouraged everyone to read the Borough President's 2025 Comprehensive Plan which has a lot of good data and maps about the borough.
- Announced upcoming events including the 2026 Brooklyn Pin design contest, an Italian Heritage cultural event and animal adoption fair.

PUBLIC HEARING

In the matter of the Fiscal Year 2027 Capital Budget Priorities:

Chair Vallas called for a motion to dispense with the reading of the Capital and Expense Budget Priority Lists.

Motion by BM Elisson, seconded by BM Cesarani to dispense with the reading of the Capital and Expense FY 2027 Budget Priorities. All in favor, motion passed unanimously.

Motion: CB10 to adopt the fiscal year 2027 capital budget priorities as recommended by the Executive Committee. Motion by BM DiBartolo, seconded by BM Stelter. All in favor; motion passed unanimously.

Following a question from BM Hatzis about the capital budget priority list, Board Member discussion began regarding re-opening the budget priority list discussion after it was already voted on since there was some confusion. A conclusion was reached to have Board Members who have questions reach out to the district office and a response will be sent.

Motion: CB10 to adopt the fiscal year 2027 expense budget priorities as recommended by the Executive Committee. Motion by BM Petric, seconded by BM Kokolis. All in favor; motion passed unanimously.

In the matter of a new SLA license for liquor, wine, beer and cider for Arion Brooklyn Co., d/b/a Kampos Taverna, 8413 3rd Ave. Brooklyn, NY 11209; the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Arion Brooklyn Co., d/b/a Kampos Taverna, 8413 3rd Ave. Brooklyn, NY 11209, 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 12PM to 11PM.**
- 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. There will be at least 20% visibility view into the establishment at eye level.**
- 11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 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.**

All in favor with 1 recusal – BM Anse; motion carried.

In the matter of a new SLA license for liquor, wine, beer and cider at Cecchino's Pizzeria Inc., 8702 3rd Avenue Brooklyn, NY 11209; the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Cecchino's Pizzeria Inc., 8702 3rd Avenue Brooklyn, NY 11209, 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 Sunday - Thursday 8AM to 12AM and on Friday and Saturday 8AM to 1AM.**
- 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 design architect, who is also one of the partners of Cecchino's, briefly spoke to introduce himself to the board and the community. BM Falutico asked whether the establishment will use a rear yard. The response was that the rear yard will not be used.

All in favor; motion carried unanimously.

In the matter of a new SLA license for liquor, wine, beer and cider for Bay Ridge Manor NY, LLC; 476 76th Street Brooklyn, NY 11209; the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the SLA liquor, wine, beer and cider license application for Bay Ridge Manor NY, LLC; 476 76th Street Brooklyn, NY 11209, unless the applicant agrees to the following stipulations:

- 1. The premises will be operated as a catering hall.**
- 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 10AM - 10PM, Friday, Saturday and Sunday 11AM to 2AM.**
- 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 Mowery asked if stipulations for SLA licenses usually include language about valet parking. The response was that they usually do not. The applicant and new owner of the Bay Ridge Manor, Ali Alsaede, spoke and said that they will make every effort to make sure that there are no traffic concerns on 76th Street when they operate their business and hold events.

All in favor, with 1 recusal - BM Lovejoy; motion carried.

In the matter of a new adult-use retail dispensary for OV Enterprises LLC, 9206 3rd Avenue, Brooklyn, NY 11209. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to render a positive opinion with the following stipulation.

- 1. The hours of operation will be Monday- Sunday 9AM to 11PM.**
- 2. Security Guards will be utilized.**
- 3. No smoking and consumption will be permitted on the premises.**
- 4. If people congregate outside the security personnel will disperse.**
- 5. A queuing access system will be used.**
- 6. The applicant will not exceed the Certificate of Occupancy.**
- 7. The applicant will provide a floor plan to the board. (Done)**

8. **The applicant will provide a employee manual and an overview of training. (Done)**
9. **There will be an ID check at the alcove.**
10. **The applicant will utilize an ID scan system.**
11. **The applicant will utilize cameras in all the access points.**
12. **If there are glazing requirements the applicant will meet such requirements as outlined in the Marijuana Taxation Act (MRTA).**
13. **Prior to opening the Committee/ Board will have a meeting with the applicant to review the security plan, floor plan and any concerns that may arise.**

Discussion followed about the location's proximity to nearby schools (the location meets all the legal distance requirements as set by the Office of Cannabis Management) and the Prince Hotel. Several nearby residents spoke out against the dispensary arguing that it was too close to a number of child-oriented businesses and a DOE PreK site, and that having multiple cannabis shops along Third Avenue is unnecessary and ruins the quality of life for residents. Additional questions were asked by residents about criminal background checks and hours of operations which are all managed and set by the Office of Cannabis Management.

19 in favor, 10 opposed; motion carried.

In the matter of a DOT Open Dining Sidewalk Café Application for Milk and Honey 94 located at 9402 3rd Avenue; the Committee Recommendation was rendered by Traffic and Transportation Chair Zhang.

Motion by T&T Chair Zhang to waive the reading of the standard stipulations; seconded by BM Bova.

Motion: CB10 to deny application number 20240801030026 for a sidewalk café for Milk and Honey 94, 9402 3rd Avenue, unless the applicant agrees to the following stipulations:

1. **Restaurant shall meet with the Community Board in case of future issue(s) raised by the community**
2. **Outdoor cafe area(s) shall close by 11PM Sunday through Thursday and 12:00 midnight Friday & Saturday irrespective of restaurant hours**
3. **Restaurant shall only use only ambient lighting and shall observe DOT Outdoor Dining regulations regarding electric lighting and electric connections**
4. **Restaurant shall enforce no smoking regulations in all outdoor area(s) and shall observe NYC Fire Department Codes, including no BBQ, no open flames, and no fire pits. Smoking, including but not limited to cigars, pipes, cigarettes, electronic cigarettes, marijuana, and smokeless tobacco, shall not be permitted in any outdoor café area. Signs necessary to comply with this requirement must be prominently and conspicuously posted in those areas, and ashtrays shall be prohibited.**
5. **Outdoor cafe area(s) must have seated food service (e.g., not used for storage)**
6. **Outdoor area(s) shall be kept clean overnight, and furniture must be secured at night.**
7. **Pest and rodent control shall be applied in all outdoor cafe area(s)**
8. **Restaurant shall observe NYC Noise Code Regulations and enforce these regulations among patrons**

9. **Restaurant shall not reserve or block street parking spaces for valet parking or other uses through any means, including but not limited to cones, signs, curb markings, as detailed in Traffic Rules of City of New York 4-08 (7) Unofficial reserving of parking space - It shall be unlawful for any person to reserve or attempt to reserve a parking space, or prevent any vehicle from parking on a public street through his/her presence in the roadway, the use of hand-signals, or by placing any box, can, crate, handcart, dolly or any other device, including unauthorized pavement, curb or street markings or signs in the roadway.**
10. **Restaurants shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.**

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

CHAIR'S REPORT – Chair Vallas rendered a verbal report expressing that the business of the Board must be done properly and not be rushed. He explained that the venues we use for our meetings request that meetings end by a certain time and occasionally we need to dispense with the reading of the informational reports, which are subsequently distributed with the meeting minutes. He also asked if any issues that Board Members plan to raise during New Business that will require a vote, please be submitted to the District Office in writing for review by the Chair for referral to the appropriate Committee if they fall within our jurisdiction. His goal is to streamline the meetings and complete the Board's business in a timely manner and not cause undue delays to our meeting venues.

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

ZONING AND LAND USE COMMITTEE

Chair Simone-Mahaney rendered the Committee report. See Attached

ENVIRONMENTAL COMMITTEE

Chair Britton rendered the Committee report. See Attached

Motion: CB10 to send a letter of support to the Design Commission for the Owl's Head Capital rehabilitation project

BM Edmonds made a friendly amendment to include a request for a DEP study or evaluation of increasing capacity at the plant.

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

Motion: CB10 to send letters of support for NYS Bill S1464/A179, Packaging Reduction and Recycling Infrastructure Act, to Governor Hochul and legislative leaders.

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

Motion: CB10 to submit a public comment letter urging earlier notification to the Community Board when sites are acquired for schools and direct, advance notice to nearby residents/businesses before remediation and continued transparency about air monitoring and safety assurances.

Motion Seconded by BM Lovejoy. All in favor with 1 recusal - BM Edmonds; motion carried.

PARKS COMMITTEE

Chair Stewart rendered the Committee report. See Attached.

TRAFFIC AND TRANSPORTATION COMMITTEE

Chair Zhang rendered the Committee report. See Attached.

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Chair Masyr rendered the Committee report. See Attached.

COMMUNICATIONS AND PUBLIC RELATIONS COMMITTEE

In the absence of Committee Chair Mirville-Shahzada, Committee Member Britton rendered the Committee report. See Attached.

OLD BUSINESS

BM Edmonds noted that she has seen less motorcycles in the neighborhood parks and playgrounds although she believes there is an uptick in unleashed dogs. She hopes to see some enforcement of off leash dogs as many people are uncomfortable being approached by them.

BM Mowery expressed concerns about the way that the Capital and Expense discussion was handled regarding her request to reopen comments after the vote already happened. She stated that she felt the votes were confusing and would have appreciated more time for discussion.

NEW BUSINESS

No new business

BM Zhang made a motion to adjourn. Seeing no further business, Chair Vallas adjourned the meeting at 9:10 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: October 16, 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 October 16, 2025. The meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum and the agenda was as follows:

1. New SLA liquor, wine, beer, cider license for Arion Brooklyn Co., d/b/a as Kampos Taverna, 8413 3rd Ave. Brooklyn, NY 11209
2. New SLA liquor, wine, beer and cider license for Cecchino's Pizzeria Inc., 8702 3rd Avenue Brooklyn, NY 11209
3. New SLA liquor, wine, beer, cider license for Bay Ridge Manor NY, LLC; 476 76 Street Brooklyn, NY 11209
4. Review of application for OV Enterprises LLC, 9206 3rd Avenue, Brooklyn, NY 11209 for a new adult use retail cannabis dispensary license.

New SLA liquor, wine, beer, cider license for Arion Brooklyn Co., d/b/a as Kampos Taverna, 8413 3rd Ave. Brooklyn, NY 11209

The applicant Nickolas Moyseos and Paris Moyseos were present at the district office, and Michael Bois was present on Zoom. This location was previously Blue Door Restaurant. The applicant Nickolas Moyseos is currently co-owner of Pegasus Restaurant located at 8610 3rd Avenue and does have an active SLA license. The restaurant will have 22 seats with 11 tables, one bar with 4 seats and the rear yard will have 14 tables with 28 seats. The hours of operation will be Monday-Sunday 12PM-11PM.

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

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
3. Applicants will not serve or allow BYOB until their license is obtained.
4. The owner or manager will be on site during all hours of operation.
5. The hours of operation will be Monday-Sunday 12PM to 11PM.
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. There will be at least 20% visibility view into the establishment at eye level.

11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
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 in favor.

New SLA liquor, wine, beer and cider license for Cecchino's Pizzeria Inc.

The applicant Leonardo Mancini was present on Zoom, and his attorney Anthony Caraballo was present at CB10 district office. The hours of operation will be Sunday - Thursday 8AM to 12AM and on Friday and Saturday 8AM to 1AM. There will be 4 tables with 18 seats, and a stand-up bar with 10 seats. The applicant is the current owner of the building and is doing renovations. Mr. Mancini has previous experience in operating a restaurant. The Outdoor space will be used as to DOT outdoor cafe guidelines. Once the permit is obtained it is anticipated to have 7 tables with 14 seats. There will be recorded background music.

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 Sunday - Thursday 8AM to 12AM and on Friday and Saturday 8AM to 1AM.
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.

SLA license for liquor, beer, wine and cider for Bay Ridge Manor

The applicant Ali Alsaede was present along with his attorney Anthony Caraballo in CB10 District office. The location is currently a catering hall and there is no change in the

method of operation. The location does have a Certificate of Public Assemble with 225 on the first floor and 125 in the cellar floor. There will be 22 tables with 220 seats on the first floor and 10 tables with 120 seats in the cellar. Mr. Alsaede is also purchasing the property.

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 catering hall.
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 10AM - 10PM, Friday, Saturday and Sunday 11AM to 2AM.
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 in favor with one recusal

Review of application for OV Enterprises LLC, 9206 3rd Avenue, Brooklyn, NY 11209 for a new adult use retail cannabis dispensary license.

The applicant CEO Marat Kamornik will have 51% ownership, and COO Peter Benzos will have 49% ownership of the dispensary. Both applicants were present in CB10 district office. Marat Kamornik currently holds CAURDP License #2024-000101. Peter Benzos currently owns and operates a cannabis dispensary, HII in Williamsburg Brooklyn located at 152 Bedford Avenue. The applicants currently have a conditional lease for the location. The applicants will use security personnel through a company that employs licensed and bonded security guards. The hours of operation will be Monday – Sunday 9AM to 11PM. The applicants are willing to do community events and promote the sale of safe legal cannabis products. Emphasis on illegal shops which may have unknown products not regulated by the Office of Cannabis Management. The applicants are willing to have the 068 PCT. Crime prevention Officer do a Security Survey at the location.

In the past CB10 has reviewed applicants for Licensed Cannabis shops and have given negative feedback to the office of Cannabis Management yet these dispensaries were still given licenses to operate.

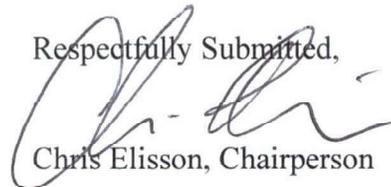
A motion was made to give the applicant a positive opinion with the following stipulation:

1. The hours of operation will be Monday- Sunday 9AM to 11PM.
2. Security Guards will be utilized.
3. No smoking and consumption will be permitted on the premises.
4. If people congregate outside the security personnel will disperse.
5. A queuing access system will be used.
6. The applicant will not exceed the Certificate of Occupancy.
7. The applicant will provide a floor plan to the board. (Done)
8. The applicant will provide a employee manual and an overview of training. (Done)
9. There will be an ID check at the alcove.
10. The applicant will utilize an ID scan system.
11. The applicant will utilize cameras in all the access points.
12. If there are glazing requirements the applicant will meet such requirements as outlined in the Marijuana Taxation Act (MRTA).
13. Prior to opening the Committee/ Board will have a meeting with the applicant to review the security plan, floor plan and any concerns that may arise.

After a discussion period the motion passed in favor unanimously.

Meeting was adjourned at approximately 8:05PM

Respectfully Submitted,

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

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson
BM Jonathan Bova
BM Barbra Vellucci
BM Salah Altayeb
BM Husam Rimawi
BM Judith Collins

Zoom

BM Elizabeth Edmonds
BM Ruth Greenfield Masyr
BM Liz Lovejoy

Excused Committee members:

Absent:

BM Xuhui Ni
BM Michael Huang

Arion Brooklyn, Corp.

Nickolas Moyseos
Paris Moyseos
Michael Bois (Zoom)

Cecchino

Attorney: Anthony Caraballo
Owner: Leonardo Mancini (Zoom)

Bay Ridge Manor

Attorney: Anthony Caraballo
Owner: Ali Alsaede

OV Enterprises LLC

Marat Kamornik
Peter Beznos

Traffic and Transportation October 2025 Report

Review of Milk and Honey 94 Sidewalk Cafe Application

The Traffic and Transportation committee met in virtual quorum on Monday, October 6th to discuss application 20240801030026 from Milk and Honey located at 9402 3rd Avenue for a sidewalk cafe on 94th Street with 12 tables and 24 seats. The hours of operation for the sidewalk cafe is 7am to 8pm daily. The district office noted that there have been four 311 calls since the restaurant opened in March 2024 but that they were unrelated to business operations. The committee expressed to the applicants that there must be enough clearance between the planters and the sidewalk edge and the applicant affirmed compliance.

Motion #1: Motion to deny application number 20240801030026 for a sidewalk cafe unless the applicant agrees to the following stipulations:

1. Restaurant shall meet with the Community Board in case of future issue(s) raised by the community
2. Outdoor cafe area(s) shall close by 11PM Sunday through Thursday and 12:00 midnight Friday & Saturday irrespective of restaurant hours
3. Restaurant shall only use only ambient lighting and shall observe DOT Outdoor Dining regulations regarding electric lighting and electric connections
4. Restaurant shall enforce no smoking regulations in all outdoor area(s) and shall observe NYC Fire Department Codes, including no BBQ, no open flames, and no fire pits. **Smoking, including but not limited to cigars, pipes, cigarettes, electronic cigarettes, marijuana, and smokeless tobacco, shall not be permitted in any outdoor café area. Signs necessary to comply with this requirement must be prominently and conspicuously posted in those areas, and ashtrays shall be prohibited.**
5. Outdoor cafe area(s) must have seated food service (e.g., not used for storage)
6. Outdoor area(s) shall be kept clean overnight, and furniture must be secured at night.
7. Pest and rodent control shall be applied in all outdoor cafe area(s)
8. Restaurant shall observe NYC Noise Code Regulations and enforce these regulations among patrons
9. Restaurant shall not reserve or block street parking spaces for valet parking or other uses through any means, including but not limited to cones, signs, curb markings, as detailed in Traffic Rules of City of New York 4-08 (7) *Unofficial reserving of parking space - It shall be unlawful for any person to reserve or attempt to reserve a parking space, or prevent any vehicle from parking on a public street through his/her presence in the roadway, the use of hand-signals, or by placing any box, can, crate, handcart, dolly or any other device, including unauthorized pavement, curb or street markings or signs in the roadway.*
10. Restaurants shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.

Update on 5th Avenue Bridge over LIRR and Sea Beach N Train, and updates on Outdoor Dining

5th Avenue Bridge

On Monday, October 6th, the DOT community liaison Brian Zumhagen was not available and in their absence, DM Beckmann provided updates to the committee on the 5th Avenue Bridge reconstruction. The committee also discussed the Go Locker NYC pilot and updates to the Outdoor Dining Questionnaire.

The 5th Avenue Bridge rehabilitation work started September 8th and will run through 5 months until February. The updated traffic patterns will maintain bidirectional traffic on the northbound side of the bridge and both sidewalks will be maintained. There will be traffic enforcement agents who will direct traffic. The committee requested additional information regarding when the traffic enforcement agents will be on

hand, whether notices were provided to schools and on bike lane usage. The traffic agents will be on site from 7am to 7pm. PS 170 and PS 971 are both in the neighborhood notification network and the community liaison has followed up with both schools. On biking, 5th avenue has sharrows and has placed "Shared the Road" signage on both approaches to the bridge. Additionally, the DOT shared that the parking spots outside of the Nissan dealership between 66th Street and 65th Street will be removed beginning October 14th for 4 months. The public can contact the district office or community liaison Brian Zumhagen at (917) 200-2671 for more information on this project.

NYC DOT - Locker NYC Pilot in CB10

DM Beckmann updated the committee on a new GoLocker pilot program which will install shared-use lockers for package collection from online orders. The pilot program will install lockers at

1. 8126 5th Avenue at 86 Deli Corp
2. 8101 7th Avenue at Brooklyn Finest Mini Market
3. 558 86th Street at Sophie Furniture Corp

The committee had a number of questions and concerns on potential vandalism, payment structure for the property owners, agreement of the property owners, as well as existing 6 GoLockers already in the district and how these differ. The committee decided to table this topic until a DOT representative is able to speak on behalf of the program.

Outdoor Dining Updates

Lastly, the committee discussed outdoor dining and enforcement issues. The committee agreed to add to the outdoor dining questionnaire two additional questions on outdoor smoking and valet parking for the applicant to affirm that they will adhere to no smoking laws and laws regulating valet parking such as on blocking street parking, using cones, blocking crosswalks already specified in the stipulations. We believe that this will reinforce and clarify the requirements to the applicants. Because these are not amendments to the stipulation, this will not require a motion to update the questionnaire. Additionally, the committee recommended providing regular reminders on the stipulations to applicants, given that they are on four year renewal cycles, each with community board review.

Respectfully submitted,
Jack Zhang
Chair



District Manager Report
October 21, 2025

Good Evening, Board Members,

This was a very busy month at the District Office. Preparing the District Needs Statement and Capital and Expense with many meetings and matters in the District.

As many of you know, there was a terrible crash on Narrows Avenue at 81st Street. Two Xaverian students were hit by what many described as a speeding 18-year-old driver of a Jeep. The students were hit.. one was pinned and remains in critical condition. Both were walking home from school. Last week I had the opportunity to meet several of the Xaverian Junior High School Students who were only a few feet behind, one the granddaughter of a former CB10 Board Member. The students have formed a student group Voices for Street Safety – They applied for a speed bump on Narrows Avenue and believe peer education on street safety must be discussed at all schools. They have started an online petition and hope to have upcoming assemblies at school on street safety. They have also contacted local elected officials who asked NYC DOT to come to the site to discuss speeding along this corridor.

Milling and resurfacing is winding down in Community District 10 this month.

We will once again be collecting food in loving memory of our late CB10 Member Helen Sokoloski, a staunch advocate, dedicated volunteer and was passionate about the need to collect food for local families in need. This year, non-perishable food donations can be delivered directly to Saint Patrick's Rectory, 9511 4th Avenue – Monday thru Friday from 9am to 5pm. Monetary donations will be accepted to Saint Patrick's Food Pantry. Special thanks to Saint Vincent DePaul Society food pantry at St. Patrick's Church for continued distribution of Thanksgiving Food Baskets for families in need. It is hard to believe this is our 16th Annual Drive!

I want to let you all know that the Traffic and Transportation Committee will be meeting here on November 6th regarding a presentation from TBTA about upcoming ramp exit project that will begin early 2026.

Community Board 10's Zoning and Land Use Committee will be hosting with the Bay Ridge Historical Society, Bay Ridge Conservancy, HDC, Bay Ridge 5th Avenue BID a Walking Tour to Celebrate 100th Anniversary of Art Deco on Saturday, November 15th from 11am to 1pm. Special thanks to Vice Chair Stephanie Simone-Mahaney, Board Members Carmosino and Stewart for their assistance.

The Communications and Public Relations Committee has also set a date for Meet and Greet Reception for all Board Members on Wednesday, November 19th from 6:30pm to 8:30pm at the District Office.. It is designed for new board members to meet with veteran Community Board 10 Members and District Office staff in a more social setting.

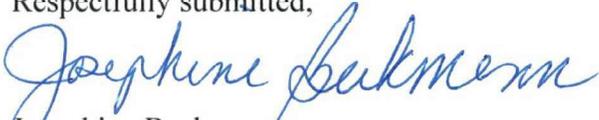
In loving memory of Board Member Teri Brennan I would like to take a moment make an announcement about the upcoming Election and Early Voting as she did each year. Election day is November 4th. Early Voting is available from Saturday October 25th through Sunday November 2nd. Your election day poll site will likely be different from your Early Voting Poll Site. Check your poll site, request an absentee ballot, view ballot proposals all available at the NYC Board of Elections website and the link can also be found on our website.

The **2025 TCS New York City Marathon**, hosted by **New York Road Runners** will take place **Sunday, November 2, 2025**. The race begins at **8:00 a.m.** in Staten Island, runs through all five boroughs, and finishes in Central Park. More information can be found on their website.

Daylight Saving Time will end on Sunday, November 2, 2025 at 2 AM. At that time, you should set your clocks back one hour.

The next General Board Meeting will be on Monday, November 17th at the Bay Ridge Center 15 Bay Ridge Avenue.

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

\$297,760.00

	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	74125	83125	93025	103125	113025	123125	13126	22826	33126	43026	53126	63026	Y - T - D
COMMUNITY COORDINATOR	\$12,084.26	\$18,123.89	\$12,084.26										\$42,291.41
COMMUNITY ASSOCIATE	\$7,346.51	\$11,006.61	\$7,337.74										\$23,690.86
COMMUNITY ASSISTANT	207315	\$3,115.83	\$2,121.93										\$7,310.91
COLLEGE AIDE													\$0.00
Total Personnel Services	\$21,502.92	\$32,247.33	\$21,542.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,293.18

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	
10B	Telephone		79.99											
10X	Intra-City Supplies		79.99											
40B	Intra-City Telephone													
100	Supplies & Materials		62.60											
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies			170.00										
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment													
319	Security Equipment	120.00					120.00							
322	Data Process Equipment													
323	Books													
377	Tel Communications													
402	Rental/Misc. Equip				74.82									
412	Advertising													
417	Leasing Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance	111.30	602.00			113.68								
612	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing	85.00	450.00											
622	Temporary Serv. c/s-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	\$313.67	\$0.00	\$3,014.86									
Total Ps and OTPS Expenses	22,685.30	33,766.14	21,856.60	0.00	78,308.04									

Total Unnumbered Budget	Balance	\$219,451.96
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Respectfully submitted,
Shirley Chin
Shirley Chin, Treasurer

ZONING AND LAND USE COMMITTEE
NYC Charter Revision Commission Ballot Proposals 2025
October 14, 2025
Community Board 10 Brooklyn

The Zoning and Land Use Committee met in a hybrid format at the Community District Office and via Zoom, with a virtual quorum present. The focus was a review and discussion of a series of ballot proposals approved and certified by the New York City Charter Revision Commission for inclusion on the November 2025 ballot.

The first presentation was delivered by the NYC Charter Revision Commission’s Policy Director, John Mangin, followed by the NYC Council’s Land Use representative, Anne McCaughey. Each outlined their perspectives on the proposed amendments to the City Charter.

Overview

The NYC Charter Revision Commission, convened by Mayor Eric Adams in December 2024, was charged with modernizing the City Charter’s housing and land-use provisions. John Mangin, the Commission’s Policy Director, said the proposals aim to address the city’s housing shortage and uneven production by streamlining approvals while preserving community board input and environmental review.

The NYC Council representative, Anne McCaughey, countered that the changes amount to structural revisions that would weaken legislative oversight. She argued that the existing Uniform Land Use Review Procedure (ULURP) already provides transparency and that most delays occur during pre-certification and environmental review—administrative phases that could be improved without amending the Charter.

Proposal 2A – BSA Fast-Track for 100 Percent Affordable Projects

The NYC Charter Revision Commission/John Mangin described Proposal 2A as creating a new “fast-track” pathway for 100 percent publicly financed affordable housing projects to obtain site-specific approvals from the Board of Standards and Appeals (BSA) rather than undergoing a full Uniform Land Use Review Procedure (ULURP). He explained that such projects would remain consistent with neighborhood character and that zoning designations would not be permanently changed.

The NYC Council representative/Anne McCaughey cautioned that transferring such authority to the BSA could reduce transparency, since the Board is composed of mayoral appointees. She also questioned whether the ballot text explicitly restricts eligibility to publicly financed projects, noting its phrasing—“housing for persons of low income”—might allow future reinterpretation.

The District Manager, Josephine Beckmann, noted that Community Board 10 has, in prior cases, been overruled by the BSA, even when the Board issued detailed advisory recommendations. She explained that once cases reach the BSA, community boards have little recourse or opportunity to influence outcomes. This historical experience, she said, raises concern about granting the BSA additional discretionary authority outside the ULURP framework and without Council oversight.

Proposal 2B – Fast-Track Rezoning in “Low-Production” Districts

The NYC Charter Revision Commission/John Mangin said Proposal 2B would apply a data-driven metric to identify the twelve community or Council districts producing the least affordable housing. Those districts would then be placed on a five-year list subjecting future rezonings that include at least Mandatory Inclusionary Housing (MIH) levels of affordability to a 90-day expedited review—60 days concurrent review for Community Board and Borough President, followed by 30 days at the City Planning Commission—instead of the standard seven-month ULURP timeline. He said the list does not yet exist and would first be compiled in 2026.

The NYC Council representative, Anne McCaughey, strongly disputed the fairness and methodology of Proposal 2B. She argued that, based on HPD open data, Community Board 10 would likely be among the twelve lowest-producing districts due to limited new affordable construction, automatically subjecting it to expedited review for five years. She presented a map illustrating projected districts and warned that the measure would “cut the Council completely out” of approvals, removing Members’ ability to negotiate capital improvements or contextual modifications related to density and infrastructure. She described the calculation as a “straight, formulaic numbers game,” focused solely on the ratio of newly built affordable housing to existing housing stock, without regard for local conditions or policy context.

During the discussion, McCaughey noted that John Mangin had referred to the rankings as being determined by Council District, but she immediately clarified that land-use law requires such calculations to follow Community District boundaries, since ULURP jurisdiction aligns with community boards. She said the confusion showed that the proposal’s purpose and methodology were not clearly defined.

The District Manager, Committee members, and several members of the public strongly rebutted the implication that Community Board 10 has not contributed its fair share to citywide housing goals. The discussion emphasized that the district already contains a broad inventory of naturally affordable housing, including rent-stabilized buildings, small multi-family homes, and senior and supportive developments, and that it has historically maintained a stable, mixed-income population. It was noted that Bay Ridge is largely built-out, with very limited vacant parcels, aging infrastructure, and scarce open space, all of which constrain new-construction potential. Participants also pointed out that school overcrowding remains acute, citing the example of a former Ovington Avenue apartment building that was converted for use by P.S./I.S. 30, thereby reducing available housing stock to meet public-education needs. The discussion concluded that evaluating districts solely by the number of new affordable units fails to capture these contextual realities and may penalize communities that already contribute to citywide equity through schools, senior housing, and civic facilities. Overall, it was observed that the proposed metric offers an incomplete and potentially misleading assessment of a district’s actual capacity to produce new housing and should account for existing affordability,

infrastructure limitations, and built form before drawing comparative conclusions.

Proposal 3 – ELURP (Expedited Land Use Review Procedure)

The NYC Charter Revision Commission/John Mangin described ELURP (Expedited Land Use Review Procedure) as a shortened review for small rezonings, site-specific actions, and infrastructure or resiliency projects that do not require a full ULURP. He said the intent is to reduce procedural delays for minor actions while preserving community board review and environmental analysis.

The NYC Council representative/Anne McCaughey and several committee members expressed concern that, in low-density neighborhoods such as Bay Ridge, even modest increases in allowable floor area or height could undermine contextual zoning and set precedents for larger developments. They observed that an expedited process might limit opportunities for negotiation or mitigation typically achieved during a full ULURP.

Mangin confirmed that environmental review and public hearings would still be required, emphasizing that ELURP is intended for narrowly defined, small-scale actions.

Proposal 4 – Affordable Housing Appeals Board

The NYC Charter Revision Commission/John Mangin said Proposal 4 would create an Affordable Housing Appeals Board made up of the Mayor, the Speaker of the City Council, and the affected Borough President. The board could review and overturn a City Council vote rejecting or modifying an affordable-housing rezoning limited to a single borough. The Commission said the goal was to reduce “member deference”—the long-standing Council practice in which the full body generally follows the position of the local Council Member on land-use matters within that Member’s district, a custom that can allow individual opposition to halt projects—and to promote more consistent approval of affordable housing across the city.

The NYC Council representative/Anne McCaughey responded that the proposal would weaken the City Council’s authority in land-use decisions. She explained that the Mayor and Borough President could form a majority, effectively reversing a Council decision and removing leverage to negotiate school seats, park funding, or infrastructure improvements typically secured through the ULURP process. She warned that the change would shift decision-making to a small group of officials, diminishing local representation.

Committee members agreed that while the proposal is meant to address uneven housing approvals, it would also reduce local input and change the balance of power between the Mayor and the City Council.

Proposals 1, 5, and 6 – Other Charter and State Measures

The remaining proposals on the ballot are primarily administrative or state-level in nature. Proposal 1 is a state constitutional amendment concerning the Adirondack “Forever Wild” lands, allowing limited land exchanges for Olympic, road, and utility projects in the North Country. Because it is a state—not city—measure, it was only mentioned in passing and not discussed in detail at the meeting.

Proposal 5 would modernize and digitize the City’s official map, consolidating the five borough maps into a single digital, GIS-based mapping system administered by the Department of City Planning. Both the Commission and the Council representative agreed that this is a technical modernization, not a policy change, and that it would not alter zoning or local land-use authority.

Proposal 6 would move New York City’s municipal elections to even-numbered years, aligning them with state and federal elections to increase voter turnout and reduce administrative costs. The Council representative noted that while this change could improve participation, it might also diminish focus on local issues during larger election cycles. There were no additional comments or objections from committee members, as the proposal falls outside the scope of zoning and land use.

Conclusion

During the Committee meeting, three key perspectives emerged. The NYC Charter Revision Commission emphasized the need to modernize land-use procedures and address inequities in housing production through faster, more data-driven methods. The NYC Council representative cautioned that while these measures are described as improvements in efficiency, they would significantly reduce legislative oversight and the public’s ability to shape local outcomes. The Zoning and Land Use Committee expressed its deepest concern that the proposed reforms could result in the diminishment of democratic voice through appointed decision-makers, shifting authority away from elected representatives who are directly accountable to their constituents. The Committee reaffirms that while New York City faces urgent housing challenges, any reform must preserve transparency, community participation, and the representative role of both the Council and community boards in the land-use process.

Respectfully submitted

Stephanie Simone-Mahaney 

Stephanie Simone-Mahaney

In Attendance:

<i>Josephine Beckmann (in person)</i>	<i>Sandy Vallas</i>	
<i>Stephanie Simone-Mahaney (in person)</i>	<i>Ibrahim Anse</i>	
<i>Anne Cooney (in person)</i>	<i>Doris Cruz</i>	<i>Carmelo DiBartolo</i>
<i>Ann Falutico</i>	<i>Michael Huang</i>	<i>Pierre Lehu (in person)</i>

Parks Committee Minutes, October 7, 2025

The parks committee met on October 7, 2025, at 7PM at the district office. Present in person were District Manager Josephine Beckmann, committee chair Henry Stewart, board member Jonathan Bova, and parks department representative Christopher Clay. Present on Zoom were BMs Ralph Carmosino, Richard Day, Chris Ellison and Romeo Petric. Stephanie from Councilmember Brannan's office was also present by Zoom.

The parks department gave a presentation about ongoing capital projects in the district. Work recently concluded includes:

- A full renovation of Russell Pedersen Playground opened in spring 2025. The \$5.4 million project was funded by CM Brannan.
- The hexblock pathways in John Paul Jones Park were replaced with asphalt. New benches were added, and the grading was corrected. Construction was done quickly in about three months, and the park reopened in summer 2025. The \$2 million project was funded by CM Brannan.
- New pathways were built or just about to be finished in Owl's Head Park, with work expected to be finished this fall. The \$2 million repairs were funded by CM Brannan.
- A full renovation of Vinland Playground was completed in fall 2024. The \$3.4 million project was funded by the mayor.
- A full renovation of the playground in J.J. Carty Park was completed in spring 2024. The \$5.4 million project was funded by CM Brannan. This was Phase 2, with more to follow. Remedial work on spray-shower drainage with overrun funds began in the spring.
- The construction of a pathway behind the 95th Street ballfields in Shore Road Park was completed in summer 2023. The \$1.27 million was provided by the mayor.
- Synthetic turf baseball fields were replaced in Dyker Beach Park, reopening this summer. It was handled by the parks department's in-house Citywide Services.

Work ongoing includes:

- The playground, spray showers and basketball courts in Owl's Head Park are under construction, with work expected to be finished in the spring. The \$8 million was funded by CM Brannan.
- A new playground at McKinley Park is under construction. It will have a new adult fitness area, and the bocce courts will be removed. A new ADA-compliant entrance will be built at Seventh Avenue. Construction is expected to be finished in the spring. The \$5 million project was funded by CM Brannan.
- About two miles of chainlink fencing between Shore Road Park and the Belt Parkway is being rebuilt, from the pier to the bridge. It should be finished this fall. The \$1.43 million budget was funded by CM Brannan. They are using some of the leftover money to restore some of the wrought-iron fencing on Shore Road, such as at Oliver Street and around Behlen Circle, across from Shore Hill.

Work upcoming:

- The next phase of Russell Pedersen will reorient the handball courts, creating a new skating area, and redo the basketball court. The \$4 million project is funded by CM Brannan and the council speaker. Design is set to begin in June 2026.
- The 6-foot chainlink fencing along the Fort Hamilton Athletic Field, on 85th Street, will be rebuilt. Construction will be completed in 2026. The \$600,000 budget is funded by CM Brannan.
- Phase 3 of J.J. Carty Park, featuring new pathways, play equipment, sport courts and an outdoor area for the senior center. Its \$20 million budget is funded by the Triborough Bridge and Tunnel Authority, as part of its Verrazzano Bridge onramp work. Construction will likely begin in 2026.
- A new restroom for John Paul Jones Park is awaiting more money, to fund the demolition of the restroom on Shore Road and 101st Street, to be replaced by an overlook terrace. (CM Brannan has provided \$1.5 million for the demolition, but another \$2.5 million must be secured to replace it with an overlook, and thus become a proper capital project.) The \$6 million restroom is funded by Senator Gounardes.
- The McKinley Park tennis courts will be resurfaced. Construction should begin in the spring and end in fall 2026. The \$5 million budget was provided by the mayor.
- The bike path and sea wall, from the Bridge to Ceasar's Bay, will be reconstructed, starting this fall (or possibly winter) and ending next fall. It's part of the larger Greenways project. A sewer outfall damaged in Superstorm Sandy, closer to CB11, will also be repaired. The \$8.16 million project is funded in parts by the mayor, the borough president, and CMs Kagan and Brannan. (This will be more than the usual band-aid here, though not perhaps the full and total reconstruction the board deems necessary.) Parks is happy with the job DoT did in rebuilding the entrance to the bike path at Bay 8th Street, with a ramp replacing the old stairs and many new native plantings.
- Also part of the Greenways project, Leif Ericson Park, from Seventh Avenue to Third (or Second? It was unclear) will receive new in-park greenway segments, new and improved on-street crossings, as well as new seating, lighting and signage. The \$2.4 million project was funded by the mayor. Construction should start in 2026 and end in 2027.
- Also part of the Greenways Project, the entrance to the bike path at Fourth Avenue will be improved, with a viewing platform and a wider and more gradual pathway, new seating, plantings, lighting and signage. The \$4.7 million project is funded by the mayor. The design stage should be finished this fall.
- Dan Ross Playground will be completely renovated, starting likely in fall 2027. The \$4 million budget was provided by CM Brannan. It is one of the last playgrounds in need of renovations in the district.
- Dyker Beach Park at Bay 8th Street will get new pathways, as well as water fountains, benches, drainage repairs—a facelift, as it were, similar to the recent work in John Paul Jones Park. Three of the tennis courts will be converted into pickleball courts. Construction should start in spring 2026. The \$6 million project was funded by CM Carr and the council speaker.

- The brutalist cement bleachers at Dyker Beach on Poly Place will be replaced by something more modern, because of safety concerns. The \$2 million project is funded by CM Carr. Construction should begin in fall 2026.

The committee discussed the existing restroom at Shore Road and Fourth Avenue, which is from a bygone era. It's not ADA compliant, it's usually dirty, it facilitates homeless encampments and is generally unsafe. The goal is to replace it with a new, safe structure in John Paul Jones (maybe with some storage space for employees) and convert the old restroom into a relatively low-cost viewing platform with benches and a water fountain—something like Behlen Circle, though there have been no preliminary designs.

Chair Stewart asked about the Destination Greenways in Leif Ericson Park and why the upgraded bike paths won't continue to Ridge Boulevard, instead turning on Third to head down Wakeman Place. Mr. Clay imagined it would, in order to connect to the protected bike line on Second Avenue, so he would check. DM Beckmann asked about new lighting in this section of Leif Ericson, whether the existing lighting would be restored or replaced. Mr. Clay wasn't sure and said he would seek more information. There was a brief discussion of whether this section should be left on the capital expense priorities list, and it was agreed that it should.

BM Carmosino asked if there would be ribbon-cutting ceremonies for these projects, and Mr. Clay said yes; there had just been one for John Paul Jones. BM Petric asked about synthetic turf, whether it was the only material the parks department used now, and Mr. Clay said it was determined on a case-by-case basis, depending on funding, the use of the field, and other considerations. It was used at Dyker Beach, but he knew of no plans to use it in another park in the district in the near future. BM Bova asked about the kind of turf used, and Mr. Clay said the parks department is using a newer kind now—with a layer of gravel topped with a layer of crumb rubber topped with a layer of grass—which is also in use at the Fort Hamilton High School athletic field and the Leif Ericson volleyball court. BMs Bova and Petric noted that turf retains more heat than ordinary grass.

BM Petric also asked about the backstops on the softball fields at the 95th Street ballfields, which are in bad shape. Mr. Clay said that could be a capital expense, combined with the bleachers there, if the board wanted to fold them into one of the existing nearby items on its capital expense priorities list. DM Beckmann also said large swaths of the wrought-iron fence on Shore Road also need to be repaired, and Mr. Clay suggested making that its own capital priority. Refurbishing that wrought iron is a priority for Marty Maher, Mr. Clay suggested, but it was unclear what level of priority.

There being no more questions, Chair Stewart adjourned the meeting at approximately 7:35PM.

Respectfully submitted,

Henry Stewart

The Environmental Committee met as a hybrid meeting at 7 p.m. on September 17th and 30th, both in person at the District Office and via Zoom. We did not have a quorum for either meeting.

DEP Presentation on Proposed Capital Upgrades at Owls Head Wastewater Treatment Plant

The Owl's Head facility, built in 1952 and last upgraded in 1995, serves ~ 800,000 people across western Brooklyn and handles 120 million gallons/day of wastewater, discharging clean water into Upper New York Bay. The project is a state-of-good-repair rehabilitation, not an expansion. Brian Lamberta, Alicia West, and Colin Johnson from the NYC Department of Environmental Protection (DEP) presented the following:

Main upgrades:

1. Air Blowers – Replace 20-year-old blowers, filters, piping, and electrical systems to improve energy efficiency.
2. Aeration Tanks – Drain, clean, repair concrete, and replace valves/gaskets for better oxygen flow to microorganisms that digest waste.
3. Final Settling Tanks – Rehabilitate concrete and mechanical systems; construct an added floor and green roof on the return waste sludge building.

Timeline & Impact:

- Start: Summer 2026 (approx. Aug)
- Completion: Winter 2031
- Work remains within facility grounds, with no expected noise or odor issues beyond temporary minor disturbances.
- No capacity increase — goal is improved reliability and compliance with modern electrical codes.
- Truck access: Limited to established Bay Ridge routes.

Motion:

To send a letter of support to the DEP Design committee for the Owl's Head rehabilitation - Passed unanimously. Did not have a quorum, so will need a second from the floor.

Review of NYS bill S1464/A179, Packaging Reduction and Recycling Infrastructure Act, to address the growing problem of single-use plastics

Presentation by Carol Smolinsky (Beyond Plastics) on the Packaging Reduction and Recycling Infrastructure Act (PRIA) aimed at the rapid growth in plastic production and pervasive plastic waste in NYC (streets, beaches, waterways). The public cost is high, hundreds of millions annually for disposal/transport. Currently, ~18% of packaging is recycled in NY, and packaging is ~45% of NY State waste; plastics persist as micro- and nano-plastics, now detected widely in the environment and human bodies. Packaging can contain thousands of chemicals; dozens are known or suspected toxins.

PRIA Core provisions:

- Applies to producers (> \$1M net income) placing packaged goods on the NY market.
- Plastic reduction: phased 30% reduction in plastic use over ~12 years.
- Recycling performance: ramp to 75% recycling rate for all packaging materials over time.
- Bans 17 toxic chemicals/materials (e.g., PVC, PFAS, lead, mercury).
- Prohibits “chemical recycling.”
- Producer fees fund local recycling infrastructure and operations.

Intended outcomes:

- Shift costs from taxpayers to producers; reduce waste and toxicity; support environmental justice communities by cutting landfill/incinerator burdens; lower climate emissions tied to plastics.

Motion

To support the resolution and send letters of support to Governor Hochul and legislative leaders.— Passed unanimously. Did not have a quorum, so will need a second from the floor.

Update regarding Brownfield Cleanup Site at 5th Avenue and 88th Street

Recap (from April briefing & DEC update):

Site history includes a former garage with gasoline tanks and auto repair (1926–1977); later bank and storage uses.

Work plan: Demolitions as needed; remove drainage system, suspected/identified UST and oil–water separator; excavate impacted soils (~10 ft); apply chemical oxidant for VOCs; backfill with clean material; implement Health & Safety Plan and Community Air Monitoring.

Discussion points:

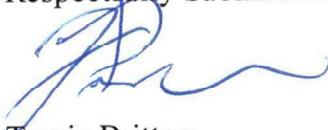
The committee favors stronger, direct notice (e.g., certified mail) to residents & businesses within a set radius (e.g., 500–1,000 ft) before remediation, plus clear sign-ups for DEC updates. Some members voiced caution about placing a pre-K/elementary school on a remediated brownfield and urged earlier community notification in future acquisitions. Members emphasized acknowledging the planned safeguards and standard remediation practices to avoid unnecessary alarm while improving transparency.

Motion

Submit a public comment letter urging earlier notification to the Community Board when sites are acquired for schools and direct, advance notice to nearby residents/businesses before remediation and continued transparency about air monitoring and safety assurances.

Passed unanimously. Did not have a quorum, so will need a second from the floor.

Respectfully Submitted:



Tracie Britton
Chair | Environmental Committee

Community Board 10
Report of Older Adults Issues, Housing Health & Welfare Committee
September 16, 2025, 7:00pm

A meeting of the Older Adult Issues, Housing, Health, and Welfare Committee was held on Tuesday, September 16 at 7:00pm as a hybrid meeting. It was attended by committee members, members of the community, and guest speakers. This meeting met in quorum as seven board members were present in person and on zoom.

Amir Abbadly, Director of Community & Government Relations at Maimonides Medical Center, was our first guest speaker. He told us that the hospital is named for Moses Maimonides, an 11th century Jewish scholar & physician from Spain who famously said that the physician should not treat the disease but rather treat the patient who is suffering from the disease. He clarified the pronunciation, emphasizing that the second syllable ends with an “N”, not an “M”.

- Maimonides Medical Center is the largest hospital in Brooklyn with three hospitals and over 80 locations including a dedicated Children’s Hospital, a Stroke Center and Cancer Center.
- Their 500-person medical team serves over 320,000 patients in a year, 800,000 annual patient visits, & 5,000 deliveries.
- They serve over 100 languages and are ready to collaborate with community groups for educational purposes.
- It is a Safety Net Hospital as 50% of its patients receive Medicaid and 80% of its funding comes from Medicaid & Medicare.
- They are transitioning to EPIC so they will have access to all patient information.
- They have new Pediatric & Psychiatric Emergency Rooms and are expanding emergency room space. They also manage a dedicated Emergency Department in Bay Ridge, at the location of the old Victory Hospital.
- They are a Level 2 Trauma Center for kids. This means that all specialty services are available in-house.
- They provide services to homebound elderly
- Free Flu shots will be given in the fall.

Representative from FDNY to discuss the 911 process for ambulance hospital transport. This will be rescheduled as the representative did not attend.

Anthony Napoli, President of BRAVO Volunteer Ambulance, gave an update about BRAVO, our local volunteer ambulance.

- BRAVO is in its 50th year serving Bay Ridge & Dyker Heights.
- They are restricted to the area covered by the 68 Precinct.
- It is an all-volunteer organization located at 86th Street & 7th Avenue
- They own 2 fully certified ambulances and they are staffed by fully certified medical technicians. Most are NYC FDNY EMS employees.

- There are 30 people in the Senior Squad and they have a vibrant Youth Squad of 30 young people between the ages of 14-18.
- BRAVO is not 911. To reach BRAVO, one must dial **718-680-3111**.
- BRAVO depends on volunteers and are not in operation 24/7 as they are not always staffed. If there is no volunteer, there is no ambulance.

- In the event that one calls and there is no available ambulance, the phone will be answered either by a person or a recording that directs the caller to dial 911.
- Unlike 911, BRAVO ambulances have more flexibility in selecting the hospital to which they take the patient. They go to Maimonides, NYU, Cobble Hill, Methodist or the Maimonides ER on 92 Street. They choose based on proximity and their professional judgement of how sick the patient is.
- BRAVO does not currently have access to the 911/police system since recent administrative changes were made. This means they have no access to police radio frequencies so they are unable to get to local emergencies faster than 911. They would like to try to get this changed.
- BRAVO needs funds. An ambulance that responds to calls cost \$250,000.
- A fundraiser, Penny Auction/Basket Fling, will be held on **Saturday, November 15, at 7pm at OLA. Doors open at 6pm on the 74th Street side, \$35 per person.**
- Bravo needs financial support from the community and more fundraisers. They can no longer send out donation envelopes because of the high cost.
- If you have any questions about BRAVO services or wish to support the organization, they can be contacted at 718-680-4625 or President@bravoambulance.org

Matvil Vaskov, from Catholic Charities, gave an update on services for homebound seniors over the age of 60:

- Catholic Charities is a Case Management agency for Older Adults over 60 with a homebound disability. They are funded by the Department of Aging.
- All services are free and most popular services are: housekeeping, meal delivery, and friendly visiting.
- An example of a Homebound Disability can be a person who is receiving Rehabilitation services after surgery.
- Home delivered meals are most popular because many different kinds of food choices are available like Russian, kosher, Halal, vegan, and specific requests for food preferences are accommodated.
- Catholic Charities incorporates case management into meal delivery by having the driver contact the recipient prior to the delivery. When there is no response from the recipient, they contact the case manager and at times it is referred to 911 or the police for a wellness check.
- Friendly visiting

New Business:

It was brought to the committee's attention that Life Alerts are very expensive. The question was raised as to whether this committee could look into other options for homebound people.

Respectfully submitted,


Ruth Greenfield Masyn

CB 10 Communications Committee Report

Submitted by: Marie Mirville-Shahzada

Meeting Date: September 29, 2025

Time: 7:00 PM

Location: District Office and Virtual

The Communications Committee met in person at the District Office and virtually on Monday, September 29, 2025, at 7:00 PM. Although the committee did not have an in-person quorum, the meeting proceeded with discussion of four agenda items.

The meeting began with a note of appreciation to Henry Stuart for his previous work as the Communications Chair. His leadership and contributions have been greatly valued.

The first item on the agenda was planning a Meet and Greet for new board members. The committee agreed that holding a separate event in the evening, after elections and before the Thanksgiving holiday, would be the best approach. At the event, the Civic Engagement Commission's short video "Welcome Board Member" will be presented, which will lead into CB 10's onboarding presentation. This presentation will serve both new and seasoned members and help strengthen board engagement.

The second item focused on expanding the board's social media audience. The goal is to grow by 2,000 new followers. Liz LoveJoy shared several suggestions on how to boost audience engagement. The committee noted that a pamphlet with a QR code is already being distributed to promote the board's online presence. Current outreach includes a newsletter and a Facebook page. Several members suggested enhancing the newsletter to include a highlight of significant votes from the previous meeting, a list of upcoming meetings, and short summaries of committee reports. These additions are expected to make the newsletter more informative and engaging for the community.

The third item addressed October being Breast Cancer Awareness Month. Josephine suggested inviting breast cancer survivors to lead the Pledge at the October board meeting to honor the month. Carmen Feliciano shared information about four organizations that offer support to individuals affected by cancer. Tracie Britton also contributed information about a group that supports young survivors. Additionally, the Making Strides Against Breast Cancer Walk will take place on October 26 in Prospect Park and at the Coney Island Boardwalk. The committee expressed enthusiasm about promoting these events and showing support for the cause.

The fourth item discussed was the upcoming 100th Anniversary of Art Deco. In mid-November, the Zoning and Land Committee will collaborate with the Bay Ridge Historical Society, Bay Ridge Conservancy, and the Historic Districts Council to host a walking tour

highlighting Art Deco buildings. To complement this celebration, the committee discussed featuring a "Building of the Week" segment in the newsletter to spotlight local architectural history. Henry Stuart and Josephine will work together on this initiative to ensure the project is both informative and visually engaging.

The meeting concluded on a positive note with members expressing excitement about the upcoming projects and initiatives.

Respectfully submitted,

Marie Mirville-Shahzada

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Bay Ridge Manor NY LLC 476 76 TH Street	New 10/02/2025	liquor, wine, beer, cider
PMC Bakery Corp. d/b/a Jean Danet Bakery 7526 5 th Avenue	Renewal 10/02/2025	wine, beer, cider
Bay Ridge Pizza 7704 5th Avenue	Renewal 10/02/2025	wine, beer, cider
Tequila Restaurant Corp. 8321 Fifth Avenue	Renewal 10/11/2025	liquor, wine, beer, cider
Brooklyn Bagels & More Corp. d/b/a Las Margaritas Express 7302 Third Avenue	Renewal 10/16/2025	liquor, wine, beer, cider
Caffe Sette Bello Corp. 7324 Thirteenth Avenue	New 10/16/2025	wine, beer, cider
Taverna Ambrosia LLC d/b/a King Souvlaki 8402 Third Avenue	New* 09/19/2025	wine, beer, cider

*Has been invited to the November 2025 Police and Public Safety Committee Meeting