

**Community Board 10 Board Meeting Member Attendance**  
**November 17, 2025, 7:00pm, Bay Ridge Center, 15 Bay Ridge Avenue**

**Board Members Present:37**

Salah Altayeb  
Ibrahim Anse  
Jonathan Bova  
Tracie Britton  
Ralph Carmosino  
Donna Carrera  
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  
Pierre Lehu  
Steven Linkh  
Stella Kokolis  
Elizabeth Lovejoy  
Stephanie Simone-Mahaney  
Essa Masoud  
Ruth Greenfield Masyr  
Francis Milea  
Marie Mirville-Shahzada  
Xuhui Ni  
Dr. Husam Rimawi  
Lawrence Stelter  
Julie Thum  
Sandy Vallas  
Barbara Vellucci  
Jack Zhang

**Board Members Excused: 8**

Jaynemarie Capetanakis  
Doris Cruz  
Daniel Hetteix  
Michael Huang  
Daniel Loud  
Danielle Mowery  
Henry Stewart  
Yanfei Wu

**Board Members Absent: 2**

Joseph Loccisano  
Romeo Petric

**AMENDED AGENDA**  
**COMMUNITY BOARD 10 GENERAL MEETING**  
**November 17, 2025; 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue**  
**YouTube Livestream: [https://youtube.com/live/\\_K635SFidM](https://youtube.com/live/_K635SFidM)**

*Please Note: Non-perishable food items and/or monetary donations in the form of checks or money orders will be collected at the November 17th Board Meeting to support the St. Vincent DePaul Society food pantry at St. Patrick's Church in memory of Former Board Member Helen Sokoloski. This will be our 16th Annual Thanksgiving Food Drive in memory of Helen, who was a staunch advocate of helping those facing food insecurity. Thank you for supporting this worthy cause.*

**HONOR OF THE PLEDGE**

**Jim and Mary Beth Lamond in recognition of their tireless work at St. Vincent DePaul Society Food Pantry at St. Patrick's Church**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

**October 21, 2025 Board Meeting**

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

**New SLA wine, beer, cider application at Taverna Ambrosia LLC, 8402 3<sup>rd</sup> Avenue**

**Committee Report and Recommendation Discussion and Vote**

**Application for a new adult-use retail dispensary cannabis microbusiness license at LFG Distribution LLC, 445 Bay Ridge Avenue**

**Committee Report and Recommendation Discussion and Vote**

**CHAIR REPORT**

**DISTRICT MANAGER REPORT**

**TREASURER REPORT**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

**Update on presentation by Verrazzano Narrows Bridge Team on reconstruction plan for the Brooklyn Ramps**

**Informational Report**

**PARKS COMMITTEE**

**Update on design plan for removal of the concrete bleachers from Dyker Beach Park**

**Committee Report and Recommendation  
Discussion and Vote**

**ZONING AND LAND USE COMMITTEE**

**Summary report of the CB10 Art Deco Tour held on November 15, 2025**

**Informational Report**

**ENVIRONMENTAL COMMITTEE**

**Update regarding 71<sup>st</sup>, 72<sup>nd</sup>, and 73<sup>rd</sup> recurring Residential sewer backups**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**Monday, November 17, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue**  
**YouTube Livestream: [https://www.youtube.com/watch?v= K635SFiDdM&t=694s](https://www.youtube.com/watch?v=K635SFiDdM&t=694s)**

Chair Vallas called the meeting to order at 7:05 and introduced James and Mary Beth Lamond, volunteers at the Vincent dePaul Society's food pantry at St. Patrick's Church, to lead the honor of the Pledge. Jim Lamond spoke briefly afterwards, thanking the Board for its continued support and wishing everyone a Happy Thanksgiving!

Chair Vallas called for the Adoption of the Agenda. Motion by BM Rimawi, seconded by BM Joudeh.

**All in favor. Motion carried.**

Chair Vallas called for the Adoption of the Minutes from the September 15, 2025 Board Meeting. Motion by BM Lovejoy, seconded by BM Kokolis.

**All in favor. Motion carried.**

## **PUBLIC SESSION**

Maia Yedin representing State Senator Gounardes:

- Announced upcoming events including a toy drive, holiday cards for seniors and a tree lighting event at John Paul Jones Park on December 2<sup>nd</sup> at 6 PM.

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and announced that there will be a gun buyback event on Saturday, December 6<sup>th</sup> at St Paul's Community Baptist Church at 859 Hendricks Street. There will also be a toy and children's coat drive on December 18.

Jessica Kallo representing the Brooklyn Borough President:

- Greeted everyone and wished them a Happy Thanksgiving!
- Announced that Borough Hall is collecting relief items for Jamaica.
- Urged everyone to apply or reapply for Community Board Membership – the application period closes on February 6, 2026

Roslyn Salas representing the Brooklyn Chamber of Commerce:

- Greeted everyone and mentioned the New York Small Business Resource Network which is run by the Brooklyn Chamber of Commerce. The network provides free one-on-one support to local business owners.

Michael Sheldon representing Councilman Justin Brannan:

- Greeted everyone and wished them a Happy Thanksgiving!

Board Ruth Masyr regarding upcoming events:

- Greeted everyone and announced an upcoming concert at the Bay Ridge Jewish Center on November 23<sup>rd</sup> at 3 PM.
- Wished everyone a Happy Thanksgiving and stated how happy she is to be helping Bay Ridge Cares with their annual Thanksgiving dinner deliveries.

Shirley Chin regarding an upcoming tree lighting:

- Greeted everyone and announced that the Merchants of Third Avenue annual tree lighting will be on December 1<sup>st</sup> at 5:30 PM at the Corner Restaurant.

Anastasios Mitillis regarding the Madeleine Brennan School (IS 201):

- Greeted everyone and discussed the issues his block on 81<sup>st</sup> street was having with IS 201's food deliveries and trash collection clogging traffic and taking over street space.

Prior to the start of the Public Hearing, Chairman Vallas welcomed and introduced new Board Member Donna Marie Carrera.

## **PUBLIC HEARING**

In the matter of a new SLA license for wine, beer and cider for Taverna Ambrosia LLC d/b/a King Souvlaki, 8402 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 Taverna Ambrosia LLC d/b/a King Souvlaki, 8402 3rd Ave. Brooklyn, NY 11209, unless the applicant agrees to the following stipulations:**

- 1. The premises will operate as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the SLA issues the appropriate license.**
- 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 12AM.**
- 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.**

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

In the matter of a new adult-use retail dispensary cannabis microbusiness license for LFG Distribution LLC d/b/a Stay Litty at 445 Bay Ridge Avenue Brooklyn, NY 11220. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

**Motion: CB10 to render a negative opinion to LFG Distribution LLC, OCMMICR 2023-000536 for the following reasons:**

- 1. The location for 445 Bay Ridge Ave. Brooklyn, NY 11220 was incorrectly noted on Notification to Municipalities form OCM-60009 (09/23) the zip code is 11220 not 11230. Which may invalidate the Notification to Municipalities received on Sept. 18, 2025.**
- 2. LFG Distribution LLC location 455 Bay Ridge Ave Bklyn, NY 11220 is 444.28' from the property line of Lutheran Elementary School located at 440 Ovington Ave. Bklyn, NY 11209. This violates the Cannabis law SS 72(6) which states" No cannabis retail license shall locate a storefront within five hundred feet of a school grounds as such term defined in the Education Law or within 200 feet of a house of worship."**
- 3. LFG Distribution LLC 445 Bay Ridge Ave, Bklyn, NY 11220 is approximately 260' from the property line of Mary White Ovington School Annex located at 415 Ovington Ave. Bklyn, NY 11209.**
- 4. LFG Distribution LLC 445 Bay Ridge Ave. is approximately 160's from the property line of a new High School scheduled for construction at 437-445 Ovington Ave. Bklyn. NY 11209.**
- 5. LFG Distribution has already put signage up at 445 Bay Ridge Ave. Bklyn, NY 11220 with the cannabis symbol and the name Stay Litty**

Multiple board members asked for clarification about OCM's distance requirements concerning schools. OCM had been incorrectly applying the school distance requirement only to schools on the same road/street as the dispensary. The correct interpretation requires applying the rule door to door regardless of which road/street the school is located on. Since OCM had granted licenses using the wrong interpretation, the status of a number of licenses is in limbo and OCM will still be using the incorrect interpretation until February 2026.

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

**CHAIR'S REPORT – See Attached**

**DISTRICT MANAGER'S REPORT – See Attached**

**TREASURER'S REPORT – See Attached**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

Chair Zhang rendered the Committee report. See Attached.

**ZONING AND LAND USE COMMITTEE**

Chair Simone Mahaney rendered the Committee report. See Attached

## **PARKS COMMITTEE**

Committee Member Bova rendered the Committee report. See Attached.

### **Motion: CB10 to send a letter in support of the Parks Department reconstruction of the Dyker Beach Park bleachers.**

BM Falutico asked if it was necessary to remove the concrete bleachers as they are old and historical to the neighborhood. BM Bova replied that he had asked a similar question at the committee meeting and that Parks Dept. was concerned about how sound the structures were and that retaining even a portion of the bleachers may not even be possible as they are hollow inside and may just crumble when moved. BM Zhang highlighted that the replacement steel bleachers would have significantly less seating capacity.

BM Joudeh inquired if the \$2 million budgeted for the project is sufficient as similar small-scale Parks projects required more funding in the past. BM Bova responded that Parks believes the funding to be enough for their proposal.

**Motion seconded by BM DiBartolo. 36 in favor, 1 opposed – BM Falutico; motion carried.**

## **ENVIRONMENTAL COMMITTEE**

Chair Britton rendered the Committee report. See Attached

BM Joudeh asked about flooding in other areas of the neighborhood, particularly on 5<sup>th</sup> Avenue between 67<sup>th</sup> and 70<sup>th</sup> Streets. District Manager Beckmann stated that DEP is aware of the other parts of Community Board Ten that are experiencing flooding and sewer issues including along 5<sup>th</sup> Avenue and 81<sup>st</sup> Street from 4<sup>th</sup> to 7<sup>th</sup> Avenue but clarified that this meeting with DEP was requested by residents due to the high number of incidents in their specific area.

## **OLD BUSINESS**

No old business.

## **NEW BUSINESS**

BM Lovejoy, who is the Executive Director of the 5<sup>th</sup> Avenue BID, announced that in lieu of the BID's annual Christmas lighting, which cannot take place at its usual location on 75<sup>th</sup> St due to the recent Citi bike installation, there will be a free turkey giveaway on December 20<sup>th</sup>.

Seeing no further new business, Chair Vallas adjourned the meeting at 8:10 pm.

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: November 12, 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 November 12, 2025. The meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum but not in person quorum, and the agenda was as follows:

1. Review for New SLA wine, beer, cider license for Taverna Ambrosia LLC d/b/a King Souvlaki located at 8402 3<sup>rd</sup> Avenue Brooklyn, NY 11209
2. Review of application for New Adult use Retail Dispensary Cannabis Microbusiness license at LFG Distribution LLC d/b/a Stay Litty at 445 Bay Ridge Avenue Brooklyn, NY 11220

**New SLA wine, beer, cider license for Taverna Ambrosia LLC d/b/a King Souvlaki located at 8402 3<sup>rd</sup> Avenue Brooklyn NY 11209**

The owner/applicant Nikolina Quijazi was present at the district office, additional partners are Alibi Arapi, Donald Lushi and Gjon Nikolla were not present. The establishment has been operating as a restaurant for several years and there is no adverse history at this location. There will be no change in the method of operation. The hours of operation are Monday – Sunday 12PM to 12AM the kitchen hours are Monday – Sunday 11AM to 11:30PM. The restaurant will have background recorded music. The owners plan to have a roadside café in the future and will apply for the appropriate permit when the time comes. The restaurant has one stand-up counter and approximately ten tables with twenty seats.

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

1. The premises will operate as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the SLA issues the appropriate license.
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 12AM.
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 unanimously in favor.

**Review of application for New Adult use Retail Dispensary Cannabis Microbusiness license at LFG Distribution LLC d/b/a Stay Litty at 445 Bay Ridge Avenue Brooklyn, NY 11220**

The district office received the Notification to Municipalities on September 18, 2025, and noticed an error on the Notification form. The Address of the Notification had an incorrect zip code. On September 26, 2025, the district office sent a letter to the Office of Cannabis Management (OCM) requesting a 30-day extension and several points that were raised about this notification and location.

1. The Notification to Municipalities lists the location as 445 Bay Ridge Avenue, Brooklyn, NY 11230 which is incorrect, the correct zip code is 11220 not 11230. Does this invalidate the notification?
2. 445 Bay Ridge Avenue, Brooklyn, NY 11220 is approximately 400' from the property line of Lutheran Elementary School, a private Christian Pre K – 8<sup>th</sup> Grade serving over 150 students at 440 Ovington Ave Brooklyn, NY 11209.
3. 445 Bay Ridge Ave is approximately 260' from the property line of Mary White Ovington School Annex located at 415 Ovington Ave, Brooklyn, NY 11209
4. 445 Bay Ridge Avenue is approximately 160' from the property line of a new High School under construction at 437- 445 Ovington Ave Brooklyn, NY 11209.
5. LFG Distribution has already put signage up at 445 Bay Ridge Avenue, Brooklyn NY 11220 with the Cannabis symbol and Stay Litty.
6. LFG Distribution LLC has already started advertising for employees on social media.

It was requested that OCM review the above information and get back to CB 10 on the validity of the notification and if a recommendation is still warranted. Since CB 10 only received a 30-day extension from OCM it was decided to review the applicant and give an opinion.

The applicant Adel Ali was not present but was represented by Ted Anastasiou Esq., Sam Chin and Joe. Lyn, who are the managers. Mr. Ali resides in Buffalo NY and is 100% owner of LFG Distribution LLC. Mr. Ali has no other Cannabis retail or microbusinesses. Questions about the validity of the Notification to Municipalities was raised to Mr. Anastasiou, he stated it is not invalid. Yet OCM has not given CB10 an answer. It was asked if Mr. Ali had been convicted of any crime and through his attorney the answer is no. The applicant will not have private events. The hours of operation will be Monday – Friday 10AM to 7PM, Saturday 12PM to 8PM and Sunday 1PM to 6PM. The product which the applicant will distribute will be

manufactured in Staten Island. Questions arose that a microbusiness product is supposed to be manufactured in the same county or in NYC, it would be the same borough. Mr. Anastasiou stated that if that is the case then it would be manufactured in Brooklyn, but he would confer with OCM. Security will be through ID scans and checks cameras and also a security guard if warranted.

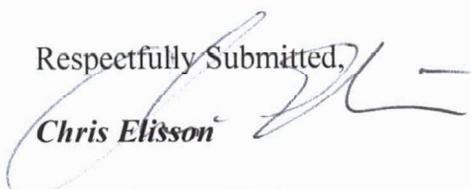
A motion was made to give a negative opinion to LFG Distribution LLC, OCMMICR 2023-000536 for the following reasons:

1. The location for 445 Bay Ridge Ave. Brooklyn, NY 11220 was incorrectly noted on Notification to Municipalities form OCM-60009 (09/23) the zip code is 11220 not 11230. Which may invalidate the Notification to Municipalities received on Sept. 18, 2025.
2. LFG Distribution LLC location 455 Bay Ridge Ave Bklyn, NY 11220 is 444.28' from the property line of Lutheran Elementary School located at 440 Ovington Ave. Bklyn, NY 11209. This violates the Cannabis law SS 72(6) which states "No cannabis retail license shall locate a storefront within five hundred feet of a school grounds as such term defined in the Education Law or within 200 feet of a house of worship."
3. LFG Distribution LLC 445 Bay Ridge Ave, Bklyn, NY 11220 is approximately 260' from the property line of Mary White Ovington School Annex located at 415 Ovington Ave. Bklyn, NY 11209.
4. LFG Distribution LLC 445 Bay Ridge Ave. is approximately 160's from the property line of a new High School scheduled for construction at 437-445 Ovington Ave. Bklyn, NY 11209.
5. LFG Distribution has already put signage up at 445 Bay Ridge Ave. Bklyn, NY 11220 with the cannabis symbol and the name Stay Litty.

After a discussion period the motion passed in favor with one abstention.

Meeting was adjourned at approximately 8:00PM

Respectfully Submitted,

  
**Chris Elisson**

Chris Elisson, Chairperson

**Attendees:**

CB 10 District Manager, Josephine Beckman

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson  
BM Husam Rimawi  
BM Judith Collins  
BM Liz Lovejoy

**Zoom**

BM Elizabeth Edmonds  
BM Salah Altayeb

**Excused Committee members:**

BM Jonathan Bova  
BM Barbra Vellucci  
BM Ruth Greenfield Masyr

**Absent:**

BM Xuhui Ni  
BM Michael Huang

**Taverna Ambrosia LLC**

Owner Nikolina Quirjazi

**LFG Distribution LLC**

Attorney: Ted Anastasiou  
Manager Sam Chin  
Joe Lyn

**Background:**

**Public Convenience and Advantage:**

June 2025 OCM Board adopted Public Convenience and Advantage (PCA). Municipalities with over 20,000 in population cannot consider PCA if the new location is within 500' of another dispensary. The dispensary in conflict must be open for at least 9 months. Distance measured is through pedestrian or car travel. Whether there are any structural boundaries such as highways, rivers etc.

Notification process to municipalities to formulate an opinion.

**Cannabis Law ss72(6)**

OCM acting director Felica Reid had directed the OCM to conduct a thorough review of agency practices and decision-making protocol(s) to ensure compliance with mandates of the Marijuana Regulation and Taxation Act (MRTA).

OCM Identifies that the process by which the agency assessing adult use retail dispensary's location distance requirements relative to schools, first established in 2022, is not consistent with Cannabis Law ss72(6). This means the guidance provided earlier did not comply with the cannabis law ss72(6).

Due to a recent preliminary injunction order issued by the Albany County Supreme Court, OCM is required to review retail dispensary locations under the previous door to door standard when reviewing a retail location's proximity to a school until February 15, 2026. This means OCM will continue to assess distance from the main entrance of a dispensary location to the nearest entrance of an exclusive use school located on the same street.

OCM had identified several licensee locations that do not comply with Cannabis Law ss72(6). The Governor's office and OCM will be proposing and aggressively pursuing legislation to address licensees whose businesses are at locations in conflict with Cannabis Law ss 72(6)

OCM has identified several applicants for proposed adult use retail location that do not comply with the Cannabis law ss72(6). If the legislation does not get amended, the applicants will be required to find new locations before moving ahead in the application process.

**District Manager Report**  
**November 17, 2025**

Good Evening Board Members,

I too wish to thank everyone for donating food and monetary donations for the food drive tonight in memory of our late Board Member Helen Sokoloski who was a dedicated volunteer and was passionate advocate for about the need to collect food to donate to needy families. A special thank you to Jim and MaryBeth Lammond who volunteer all year long tirelessly at the Saint Patrick Food Pantry.

I want to share that I will be attending an interagency meeting this week to prepare for Dyker Lights. As you all know, Dyker Lights is an unpermitted organic event. In recent years, the Mayor's Citywide Event Coordination and Management team has provided interagency support with the following agencies from NYPD, DSNY, DEP, DOT, CECM in advance of the start of the season which will begin this Friday.

The T&T Committee will be meeting on Monday, November 24<sup>th</sup> to prepare comments on the IBX – Interborough Express. The public can provide comments on the formal project scoping. There are two public open houses.. including one in Sunset Park on November 20<sup>th</sup> from 6 to 8pm at the Brooklyn Public Library Sunset Park Branch 5108 4<sup>th</sup> Avenue.

Meet and Greet is scheduled for this Wednesday, November 19<sup>th</sup> and we only received 4 RSVPs. We will do a poll to determine if we should reschedule.

The New York City Department of Sanitation announced that in observance of Thanksgiving Day, there would be no garbage, organics nor recycling collection, or street cleaning, on Thursday, November 27<sup>th</sup>.

NYC Ferry will be operating on a modified schedule on Thursday, November 27<sup>th</sup> (Thanksgiving) and on a weekend schedule on Friday, November 28<sup>th</sup>.

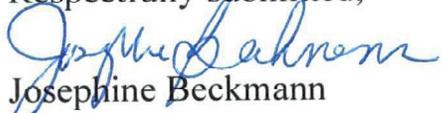
The Friday after Thanksgiving is NOT a city holiday. Each year we receive complaints from residents who do not move their vehicles for ASP parking and are summonsed. Please spread the word.

There are several upcoming local tree lightings ..posted on our website, newsletter and Social Media.

The next General Board Meeting will be on Monday, December 15, 7pm at the Norwegian Christian Home 1250 67<sup>th</sup> Street.

On behalf of the District Office staff, we wish you all a very Happy Thanksgiving.

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

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
DISTRICT MANAGER		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
COMMUNITY COORDINATOR		\$12,083.26	\$18,124.89	\$12,083.26	\$12,083.26									\$54,374.67
COMMUNITY ASSOCIATE		\$7,346.51	\$11,006.61	\$7,337.74	\$7,346.49									\$33,037.35
COMMUNITY ASSISTANT		2073.15	\$3,115.83	\$2,121.93	\$2,146.32									\$9,457.23
COLLEGE AIDE														\$0.00
Total Personnel Services		\$31,502.92	\$32,247.33	\$21,542.93	\$21,576.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96,869.25

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	Y - T - D
10B	Telephone		79.99											
10X	Intra-City Supplies		79.99											
40B	Intra-City Telephone													
100	Supplies & Materials		62.69											
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											
332	Data Process Equipment													
337	Books													
402	Tel. Communications													
412	Rental/Misc. Equip													
417	Advertising		74.82							88.80				
431	Leasing, Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance		111.30	502.00		113.68						58.03		
612	Office Equip. Maint													
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	\$113.67	\$276.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,241.68

Total PS and OTPS Expenses	22,685.30	33,766.14	21,856.60	21,802.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,110.93
Total Unencumbered Budget	Balance													\$197,649.07

Respectfully submitted,  
  
Shirley Chin, Treasurer

Traffic and Transportation November 2025 Report

**Update on Verrazzano-Narrows Bridge Brooklyn Interchange Project**

On November 6th, 2025, the Traffic and Transportation Committee met with MTA Construction & Development and received a project overview on the reconstruction of the Verrazzano-Narrows Bridge Brooklyn Interchange. This work is the next major phase in a series of improvements, following the completed widening of the Eastbound Gowanus Approach in 2020 and the Belt Parkway Approach in 2025. The primary goal of this new project is to reconstruct the VNB Brooklyn Ramps. The main scope of this work involves relocating the VNB's eastbound upper and lower-level exit ramps to the Belt Parkway from their current left-side configuration to a new, right-side exit. This construction will also include widening the lane-shoulders on the new ramps, reconstructing the roadways with new durable surfacing and reduced joints, and providing an alternate egress route for contractor access to the VNB Brooklyn Yard.

This project is expected to deliver significant benefits, including major safety improvements anticipated to lead to collision reductions. By creating more standard, right-side exit ramp locations, the project will improve traffic flow and relieve congestion on the bridge. The wider lane-shoulders will allow for more efficient incident response and daytime maintenance. Additionally, the new roadways with fewer joints will provide a smoother driving experience, reduce impact noise, and lessen the need for emergency repairs, ensuring a state of good repair for the 60-year-old structure.

Several key components focused directly on community benefits. Permanent transparent noise barriers will be installed on the new ramps and on the upper level at the 92nd Street exit. These barriers are designed to mitigate traffic noise while maintaining natural views and allowing light transmission. The project also includes a significant upgrade and modernization of John J. Carty Park. New features will include an adult fitness area, skate park, walking track, turf field, performance area, and courts for handball, basketball, and shuffleboard. Importantly, continuous use of the playground will be maintained throughout the construction period.

A comprehensive plan will be in place to manage construction impacts. To mitigate traffic disruptions, the current number of traffic lanes will be maintained during peak-travel direction hours, with temporary lane closures restricted to off-peak periods. A construction noise mitigation plan will be implemented to ensure compliance with the NYC Noise Code. This includes installing temporary noise barriers along Fort Hamilton Parkway, continuous noise-monitoring, and maximizing daytime construction activities to minimize nighttime work. Certain loud activities, such as jack-hammering, bolt-tightening with impact wrenches, and rivet removal using pneumatic tools, will be prohibited during nighttime hours, defined as 6 PM to 7 AM.

The Design-Build contract for this project was awarded in August 2025 to VNB Construction Company (JV). Preliminary work, including mobilization, site surveys and soil borings, is expected within the next six months. The reconstruction of the Belt Parkway ramps is scheduled to begin in Spring 2026, with the J.J. Carty Park being taken out of service in Summer 2026. The park's restoration is anticipated to be completed in Summer 2029, and the new ramps are expected to be finished by Fall 2029. The entire project is anticipated to be completed in the fourth quarter of 2029. For any project inquiries, the community can contact the MTA team at [vn84bproject@gmail.com](mailto:vn84bproject@gmail.com) or by calling (347) 997-1918.

Respectfully submitted,  
Jack Zhang  
Chair



## Parks Committee Report – November 10, 2025

The Parks Committee met on November 10<sup>th</sup>, 2025 at 7 PM. In person at the district office were District Manager Josephine Beckmann, BM Jonathan Bova and Parks Representatives Chris Clay and Jeff Cooper. Attending remotely were Committee Chair Henry Stewart, Board Members Carmosino, Day, Ellison, Petric and Zhang, and from the parks department were Shakeem Snipe and Denise Mattes.

The topic of the meeting was the reconstruction of the bleacher area at Dyker Beach Park. Councilman Brannan provided \$2 million in funds for the project. The goal of the project is to improve the sight lines within the park, enhance ADA accessibility, update the park paths and make the park more secure.

The area in question is on the Poly Place Side near the entrance to the baseball fields. The existing concrete bleachers at the park will be removed and replaced by four 25 foot steel bleachers with a seating capacity of around 50 people each. The new bleachers will be placed along the first base lines and third base lines of each field. Each bleacher will have a bottle filler next to it and new trash receptacles will be placed nearby. The existing drinking fountains will be removed and replaced with ADA accessible fountains. The pathways will be repaved with asphalt. Additional tree pruning and the removal of one damaged tree will also occur as part of the renovation.

Questions were asked by the Committee and DM Beckmann about the reduction in seating capacity which Parks partially blamed on limited funds and the belief that people will now be more likely to bring their own lawn chairs and personal seats given the increased visibility into the fields due to the removal of the concrete structures. No additional benches will be added as part of this project although future projects will address this issue. Additionally, a question was asked about the viability of keeping some parts of the concrete structure. Parks was unsure about how sound the existing structure is and there are no plans to retain any part of the concrete bleachers.

A motion was made to write a letter in support of the reconstruction. The motion passed the Committee unanimously. There being no other matter on the agenda, the committee adjourned.

Respectfully submitted,



Henry Stewart

Chair, Parks Committee

## ZONING AND LAND USE COMMITTEE

### Art Deco Centennial Walking Tour

November 15, 2025

Community Board 10, Brooklyn

The Zoning and Land Use Committee of Community Board 10 submits the following report on the Art Deco Centennial Walking Tour held on Saturday, November 15.

Organized by Community Board 10 in collaboration with the Bay Ridge Historical Society, the 5th Avenue Business Improvement District, and the Bay Ridge Conservancy, the tour highlighted eight sites that together showcase the neighborhood's distinctive Art Deco architectural character. The idea for commemorating the centennial with a walking tour was first proposed by Zoning and Land Use Committee member Ralph Carmosino (ZALUC).

The event drew a notably strong turnout: all 35 registered participants attended, joined by several additional residents on the day of the tour. This level of participation reflects the community's considerable interest in local history, architecture, and the future of preservation in our neighborhood.

Throughout the two-hour walk, guides Ralph Carmosino, Kelly Carroll, Henry Stewart, and Thaddea Delancey provided insight into the architectural features, historical context, and community stories associated with each location. Their collective knowledge—spanning architectural practice, preservation advocacy, historical research, and past contributions to local landmarking efforts—offered residents a nuanced and engaging perspective on Bay Ridge's built environment. Stops included the Splendor Apartments; Doctors' Row (although not Art Deco); the former Lincoln Savings Bank—thank you to Liz Lovejoy for assisting with this stop; the Lincoln Law Office building; 434 79th Street; the Bay Ridge Jewish Center; Grately Hall; and St. Anselm Church.

The tour underscored how much of Bay Ridge's Art Deco fabric remains intact and why these structures continue to hold cultural and historical value for the community. Many participants expressed a renewed appreciation for buildings they pass in their daily routines, noting how easily these details can be overlooked and how meaningful it is to recognize their place in the neighborhood's history.

After the final stop, participants gathered inside St. Anselm's for light refreshments and informal conversation with the guides and one another. Thanks are extended to Tom McCarthy for arranging the room for the post-tour gathering. Feedback was overwhelmingly positive; several residents remarked on the quality and execution of the tour and asked when a future walking tour might be offered.

Many thanks to all of the guides for their preparation, planning participation, and the expertise they shared throughout the tour, and a special thanks to District Manager Josephine Beckmann for her coordination and support. (The tour offered residents a meaningful opportunity to view Bay Ridge through a new lens and to reflect on the significance of preserving its architectural heritage.

In short, it was a really wonderful and unique experience.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stephanie Simone-Mahaney". The signature is fluid and connected, with a large initial 'S'.

Stephanie Simone-Mahaney

ENVIRONMENTAL COMMITTEE

Community Board #10/Brooklyn

October 28, 2025

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The Environmental Committee met as a hybrid meeting at 7 p.m. on October 28th, both in person at the District Office and via Zoom.

At that meeting, the committee heard from residents reporting increased sewer backups, sewer odors near Shore Road and 72nd Street, and occasional water-pressure spikes. The district office received 48 related emails, which reinforced the need for a formal drainage study. Commissioner Drisana Hughes and Commissioner Mario Bruno from DEP attended and explained that Bay Ridge relies on a combined sewer system. These pipes were designed decades ago to handle about one inch of rainfall per hour. Recent storms, however, have reached more than three inches per hour, overwhelming the system and causing backups.

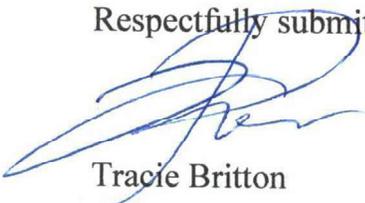
DEP confirmed that they inspected 72nd Street and found no blockages, the system is operating as built, but the design is outdated for today's storm intensity. They also clarified that backups are caused by pipe capacity, not by operations at the Owls Head plant. The most significant announcement was that DEP has already initiated the drainage study for the affected blocks. This study typically takes about one year. If the study recommends capital upgrades, those projects fall on long-term citywide timelines, often into the late 2030s or 2040.

DEP urged residents to report every backup through 311, preferably using the app or website, where photos and videos can be attached. They also recommended home-level protections such as backwater valves, sump pumps with backup power, redirecting roof drains, and improving driveway drainage where possible.

During the meeting, residents raised concerns about odors, inconsistencies between houses that flood and those that don't, difficulty using 311, and access to records. DEP addressed these issues and committed to sharing additional materials, reviewing odor reports, and responding to written requests from the Community Board for cleaning or inspections.

The district office will continue gathering resident documentation and coordinating communication between the neighborhood and DEP as the drainage study moves forward.

Respectfully submitted,



Tracie Britton

## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Captiva Enterprises Inc. d/b/a Cappuccino Cafe 7721 3rd Avenue	Renewal  11/05/2025	  liquor, wine, beer, cider
Tanino's Brick Oven Pizzeria & Restaurant d/b/a Zio Toto 8407 3rd Avenue	Renewal  11/17/2025	  liquor, wine, beer, cider