

Community Board 10 Board Meeting Member Attendance
December 15, 2025, 7:00pm, Norwegian Christian Home, 1250 67th St.

Board Members Present:26

Jonathan Bova
Jaynemie Capetanakis
Donna Carrera
Richard Day
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Barbara Germack
Stephen Harrison
Konstantin Hatzis
Pierre Lehu
Steven Linkh
Daniel Loud
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Dr. Husam Rimawi
Henry Stewart
Julie Thum
Sandy Vallas
Barbara Vellucci

Board Members Excused: 17

Salah Altayeb
Ibrahim Anse
Tracie Britton
Ralph Carosino
Christopher Cesarani
Shirley Chin
Judith Collins
Doris Cruz
Carmelo DiBartolo
Senja Frangipani
Habib Joudeh
Stella Kokolis
Essa Masoud
Xuhui Ni
Romeo Petric
Lawrence Stelter
Jack Zhang

Board Members Absent: 3

Michael Huang
Joseph Loccisano
Yanfei Wu

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
December 15, 2025; 7:00 pm, Norwegian Christian Home, 1250 67th Street
YouTube Livestream: bit.ly/3HLO5lw

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

November 17, 2025 Board Meeting

PUBLIC SESSION

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

PUBLIC HEARINGS

**Application for a new adult-use retail dispensary
cannabis license at Rodney Crump, 7119 5th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Dining Out NYC Sidewalk Café Application
No. 20251013030001 for Al Sham Restaurant, 7701
5th Avenue for a sidewalk café on 5th Avenue
Extending onto 77th Street, 25.8 feet long and 4.75
Feet wide with 7 tables and 14 seats**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

**Affirmation of T&T Committee comments regarding
IBX comments that were submitted before the
Nov. 26th public comment period deadline**

**Committee Report and Recommendation
Discussion and Vote**

**Update on Committee discussion regarding
notifying Dining Out NYC participating
establishments of the rules when valet parking
is offered**

**Committee Report and Recommendation
Discussion and Vote**

**Review of NYC Council Intros No. 1421, 1444
and 1446 concerning changes to the NYC DOT
Outdoor Dining Program**

Informational Report

ZONING AND LAND USE COMMITTEE

Update on DCP application filed for 9201 4th Avenue Rezoning, Project ID: 2025K0219, seeking a zoning map amendment and a zoning text amendment in order to facilitate the construction of a new 11-story plus cellar and sub-cellar mixed-use commercial and residential building

Informational Report

Review of ZAP Portal Usage including how to access filings/public documents

Informational Report

PARKS COMMITTEE

Update on Dept. of Parks Community Input Meeting for the redesign of Dan Ross Playground (7th Avenue between 81st and 82nd Streets)

Informational Report

JOINT OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE/POLICE AND PUBLIC SAFETY COMMITTEES

Update regarding ambulance transport protocol following a 911 call

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, December 15, 7:00 pm, Norwegian Christian Home, 1250 67th Street
YouTube Livestream: <https://www.youtube.com/watch?v=ArLuLmoLbVA&t=1488s>

Chair Vallas called the meeting to order at 7:05 and led the honor of the Pledge.

Chair Vallas called for the Adoption of the Agenda. Motioned by BM Thum. Motion seconded by BM Rimawi.

All in favor. Motion carried.

Chair Vallas called for the Adoption of the Minutes from the November 2025 Board Meeting. Motion by BM Linkh, seconded by BM Lehu.

All in favor. Motion carried.

PUBLIC SESSION

Colonel Misty Cantwell representing the Fort Hamilton Army Garrison:

- Thanked everyone for their support during the government shutdown and for coming out to the base's holiday market.
- Announced that the base is offering virtual golf during the winter.
- Wished everyone Happy Holidays!

Christina Bottego representing Councilwoman Alexa Aviles:

- Greeted everyone and wished them Happy Holidays!
- Announced that new mobile hours for Dyker Heights will be released in January.

Johanna Miller from NY Connects:

- Greeted everyone and explained that NY Connects provides information and services to older adults, caretakers and individuals with disabilities. They can be reached through 311 and anybody calling will automatically be connected to a live social worker.

Matt Vaskov from Catholic Charities:

- Greeted everyone and explained that Catholic Charities provides a number of services for homebound seniors over 60 years old.

PUBLIC HEARING

In the matter of a new adult-use retail dispensary cannabis microbusiness license for Rodney Crump at 7119 5th Avenue Brooklyn, NY 11220. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson. See attached.

Motion: CB10 to render a negative opinion for Rodney Crump, CAURD 2025-000026 for the following reasons:

- 1. 7119 5th Ave Brooklyn NY 11209 is located approximately 841' from a proposed Microbusiness Stay Litty located at 455 Bay Ridge Avenue, Brooklyn, NY 11220. This would violate 1000' feet Office of Cannabis rule of proximity to another dispensary or microbusiness OCM Regulation 9 NYCRR SS 119.4, which is meant not to oversaturate areas with cannabis shops. (See Attached maps from Google Maps)**
- 2. 7119 5th Avenue is located approximately 490' from the property line of Lutheran Elementary School located at 440 Ovington Ave. Brooklyn, NY 11209. This may violate 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." Though the Full-featured Legal Online Cannabis Activities Locator map used by OCM shows it greater than 500' that map uses the center of the address and not the front door or the property line. (See attached maps from Google Maps)**
- 3. 7119 5th Avenue Brooklyn NY 11209 is located approximately 498' from a proposed new high school located at 437-445 Ovington Avenue, Brooklyn, NY 11209 scheduled for construction. (See attached Maps from Google Maps)**
- 4. There is also a discrepancy on the lease at 7119 5th Avenue. Chris Kuilan stated they had verbal communication for a conditional lease and Rodney Crump stated they have a conditional lease that they submitted to Office of Cannabis Management in writing.**
- 5. There is a discrepancy on what percentage each partner will have in the dispensary. Rodney Crump will have 100% ownership of the dispensary, yet there are also two other partners, one being Christopher Kuilian and the other was not identified who could not join the meeting since she was out of the country.**

Questions followed clarifying the distance requirements for cannabis businesses from each other as well as from schools and religious institutions. BM Elisson reiterated the rules and also provided that OCM is not always aware of every business and religious organization in a neighborhood as their map is not completely accurate and the Board can provide this valuable information to OCM. Additional comments were made about the applicant's seemingly hostile attitude when questioned about the location. BM Elisson said that the applicant is from Mount Vernon, NJ and possibly not that familiar with the area.

All in favor; one recusal – BM Lovejoy, motion carried.

In the matter of a DOT Open Dining Sidewalk Café Application for Al Sham Restaurant located at 7701 5th Avenue, the Committee Recommendation was rendered by Traffic and Transportation Chair Zhang. See Attached.

Motion: CB10 to deny application number 20251013030001 for a sidewalk café for Al Sham Restaurant, 7701 5th 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 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. Restaurant shall not permit staff, valet services or delivery vendors to block crosswalks, adjacent bus stops or other restricted parking areas.

BM Harrison inquired about the hours of operation for the establishment and what the rules allow. The restaurant will be operating their sidewalk café until 10 PM, although the rules permit it to stay open until midnight. There have been no recent 311 noise complaints for the establishment, so the committee was comfortable with the proposed operating hours.

BM Mirville-Shahzada asked if there is any way to ensure that the business will have garbage pickup six days a week. DM Beckmann responded that there is no way for the Community Board to effectively monitor this, the business has been notably better with the handling of their garbage and the 5th Avenue BID has also spoken to the owner and received assurances about how the garbage will continue to be handled. Additionally, the owner agreed to return to the committee if issues should arise. BM Hatzis added that during the committee meeting they also provided documentation regarding their trash pickup, extermination services and an upcoming appointment with the Department of Sanitation.

Motion Seconded by BM Falutico. All in favor; one recusal BM Lovejoy; motion carried.

CHAIR'S REPORT – See Attached

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

BM Dietrich rendered the Committee report. See Attached.

Motion: CB10 to affirm the comments that were sent to MTA in time for the November 26th deadline regarding the IBX Environmental Review.

After questions from board members, BM Deitrich affirmed that the impacts on emissions and possible new housing construction were discussed at the committee meeting.

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

Motion: CB10 to:

- 1. Draft and send a letter out to all known businesses with valet parking with specific language referencing outdoor dining stipulations where relevant**
- 2. Distribute the designed placard stating expectations to not block sidewalks, parking spots, hydrants, or bus stops**
- 3. Further review valet parking legality and enforcement in conjunction the 5th Avenue Bid, 3rd Avenue Merchants and 68th Precinct.**

Discussion followed about possibly using stronger wording in the letters regarding valet parking as the lack of parking and traffic safety are major concerns in the community. The letter is reiterating rules that are already in place and is not meant to admonish businesses. Additional conversation followed about discouraging restaurants who utilize a valet service from having roadside dining; there is no rule prohibiting valet parking if a restaurant has an outdoor café.

Motion Seconded by BM Mowery. All in favor; one recusal BM Lovejoy; motion carried.

ZONING AND LAND USE COMMITTEE

Committee Chair Simone-Mahaney rendered the Committee report. See Attached

PARKS COMMITTEE

Committee Member Bova rendered the Committee report. See Attached.

JOINT OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE/POLICE AND PUBLIC SAFETY COMMITTEES

Committee Chair Greenfield Masyr rendered the Committee report. See Attached

OLD BUSINESS

BM Edmonds spoke about an improvement to subway safety that she has noticed and also asked the board to consider reviewing a resolution that would allow NYC students to ride express buses for free.

BM Feliciano inquired about whether the Citi Bike installations around Bay Ridge have been completed. DM Beckmann stated that 47 of the 49 stations have been finished.

NEW BUSINESS

BM Lehu provided information about the possible partnership between Community Board Ten and PS 413. BM Lehu has completed a draft of a book about Community Board Ten and its former Chair Joanne Seminara and hopes to have dates for when board members can visit the school and teach about civics soon.

Seeing no further new business, Chair Vallas adjourned the meeting at 8:40 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: December 11, 2025
Call to order: 7:05 PM
Place: Hybrid Meeting, CB10 Office/Zoom
Quorum: In person Quorum and on Zoom

The Police and Public Safety Committee meeting was held on December 11, 2025. The meeting was a hybrid meeting, in person at CB10 district office and on Zoom. The meeting was a joint meeting with Older Adults Issues, Housing, Health and Welfare. We met in quorum and the agenda was as follows:

1. Review of application for an adult use retail dispensary license at Rodney Crump 7119 5th Avenue Brooklyn, NY 11209.
2. Representative from FDNY will attend the meeting to discuss ambulance transport protocol following a 911 call.

Review of application for an adult use retail dispensary license at Rodney Crump 7119 5th Avenue Brooklyn, NY 11209.

The applicant Rodney Crump and an associate Christopher Kuilan were present on Zoom. Rodney Crump will have 100% ownership of the dispensary. Christopher Kuilan who has a dispensary in the flatiron district in NYC located on 23 Street and 5th Avenue, identified himself as one of the partners and there will also be another partner who couldn't make it on the call since she was in India. When questioned about the discrepancy Rodney Crump stated that as of now, he has 100% ownership, but the others will be future owners. There was a discrepancy if they had a lease for the location. Chris Kuilan stated they had verbal communication for a conditional lease and Rodney Crump stated they have a conditional lease that they submitted to Office of Cannabis Management. Rodney Crump has no previous experience in the Cannabis industry. Rodney Crump owns a business, C. Drywall Inc., located in Mt. Vernon, NY. The location 7119 5th Avenue is currently operating as Bay Ridge RX Specialty Pharmacy. The applicant has a Conditional Adult Use Retail Dispensary license (CAURD) number 2025-000036. Questions arose about another applicant that was submitted to CB 10 in November for a Microbusiness Stay Litty located at 445 Bay Ridge Avenue

Brooklyn, NY 11220. The distance from 445 Bay Ridge Ave and 7119 5th avenue is approximately 841'. This would violate the OCM regulatory distance requirement of 1000' between a retail establishment and a Microbusiness. The applicant will be using security guards, and the location will utilize indoor and outdoor CCTV systems. The hours of operation will be Sunday – Saturday 8 AM to 11 PM. The applicant was never convicted of a Crime and that location does not have any 311 complaints for noise.

A motion was made to give a negative opinion to Rodney Crump, CAURD 2025-000026 for the following reasons:

1. 7119 5th Ave Brooklyn NY 11209 is located approximately 841' from a proposed Microbusiness Stay Litty located at 455 Bay Ridge Ave Bklyn, NY 11220. This would violate 1000' Office of Cannabis rule of proximity to another dispensary or microbusiness OCM Regulation 9 NYCRR SS 119.4. Which is meant not to oversaturate areas with cannabis shops. (See Attached maps from Google Maps)
2. 7119 5th Ave is located approximately 490' from the property line of Lutheran Elementary School located at 440 Ovington Ave. Bklyn, NY 11209. This may violate 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." Though the Full-featured Legal Online Cannabis Activities Locator map used by OCM shows it greater than 500' that map uses the center of the address and not the front door or the property line. (See attached maps from Google Maps)
3. 7119 5th Ave Brooklyn NY 11209 is located approximately 498' from a proposed new High School located at 437-445 Ovington Ave. Bklyn. NY 11209 scheduled for construction. (See attached Maps from Google Maps)
4. There is also a discrepancy on the lease at 7119 5th Avenue. Chris Kuilan stated they had verbal communication for a conditional lease and Rodney Crump stated they have a conditional lease that they submitted to Office of Cannabis Management in writing.
5. There is a discrepancy on what percentage each partner will have in the dispensary. Rodney Crump will have 100% ownership of the dispensary. Yet there are also two other partners, one being Christopher Kuilian and the other was not identified who could not join the meeting since she was out of the country.

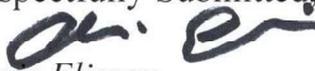
The motion passed with one recusal.

Representative from FDNY will attend the meeting to discuss ambulance transport protocol following a 911 call.

This portion of the Meeting was handled by Older Adult Issues, Housing and Welfare chaired by Ruth Greenfield Maysr.

Meeting ended at approximately 7:50 PM

Respectfully Submitted,


Chris Elisson

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Judith Collins

BM Liz Lovejoy

BM Jonathan Bova

BM Barbra Vellucci

BM Ruth Greenfield Masyr

BM Donna Marie Carrera

Zoom

BM Elizabeth Edmonds

BM Salah Altayeb

BM Husam Rimawi

Excused Committee members:

Absent:

BM Xuhui Ni

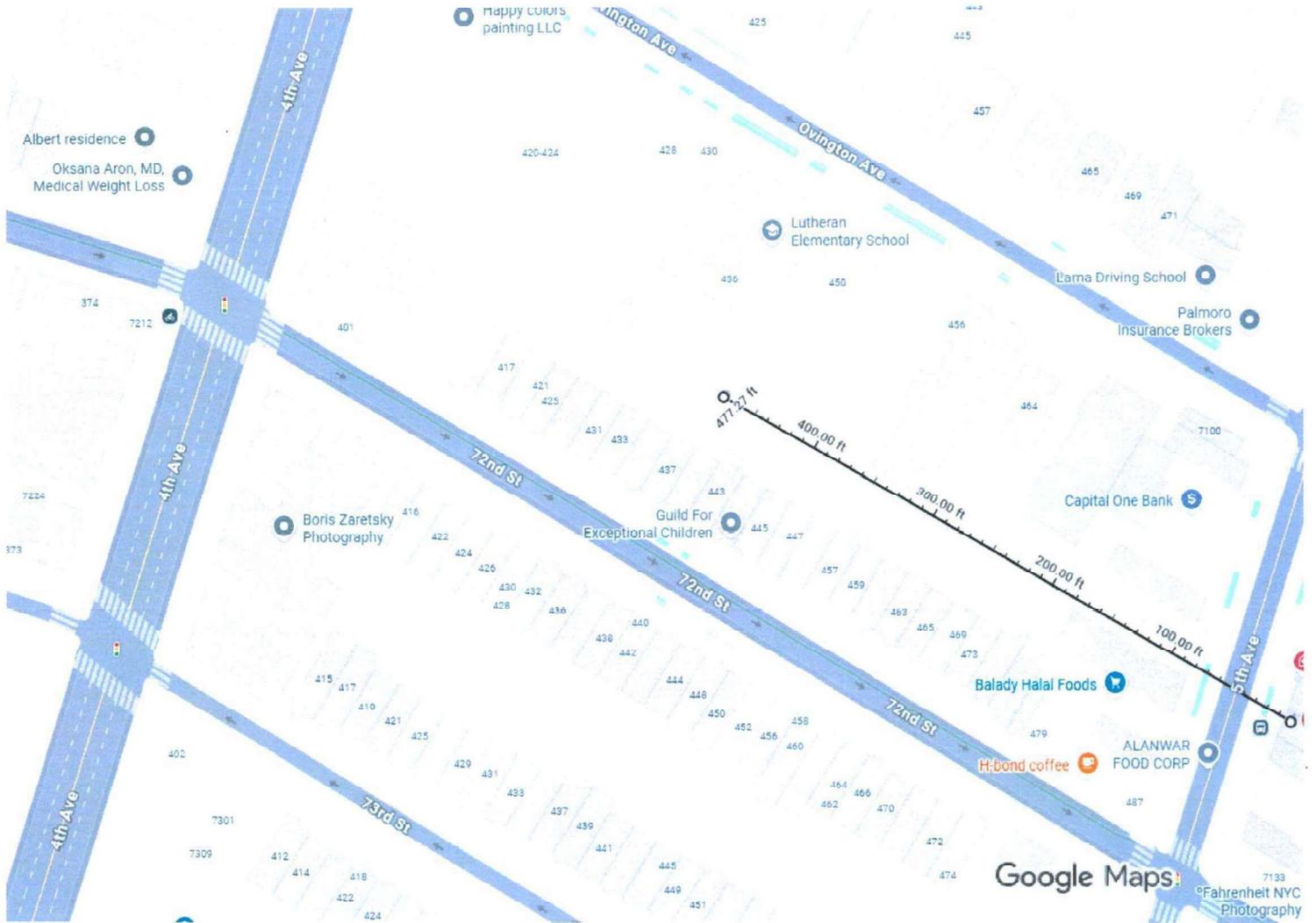
BM Michael Huang

Rodney Crump

Rodney Crump

Christopher Kuilan

7119 5th Ave



Imagery ©2025, Map data ©2025 Google 50 ft



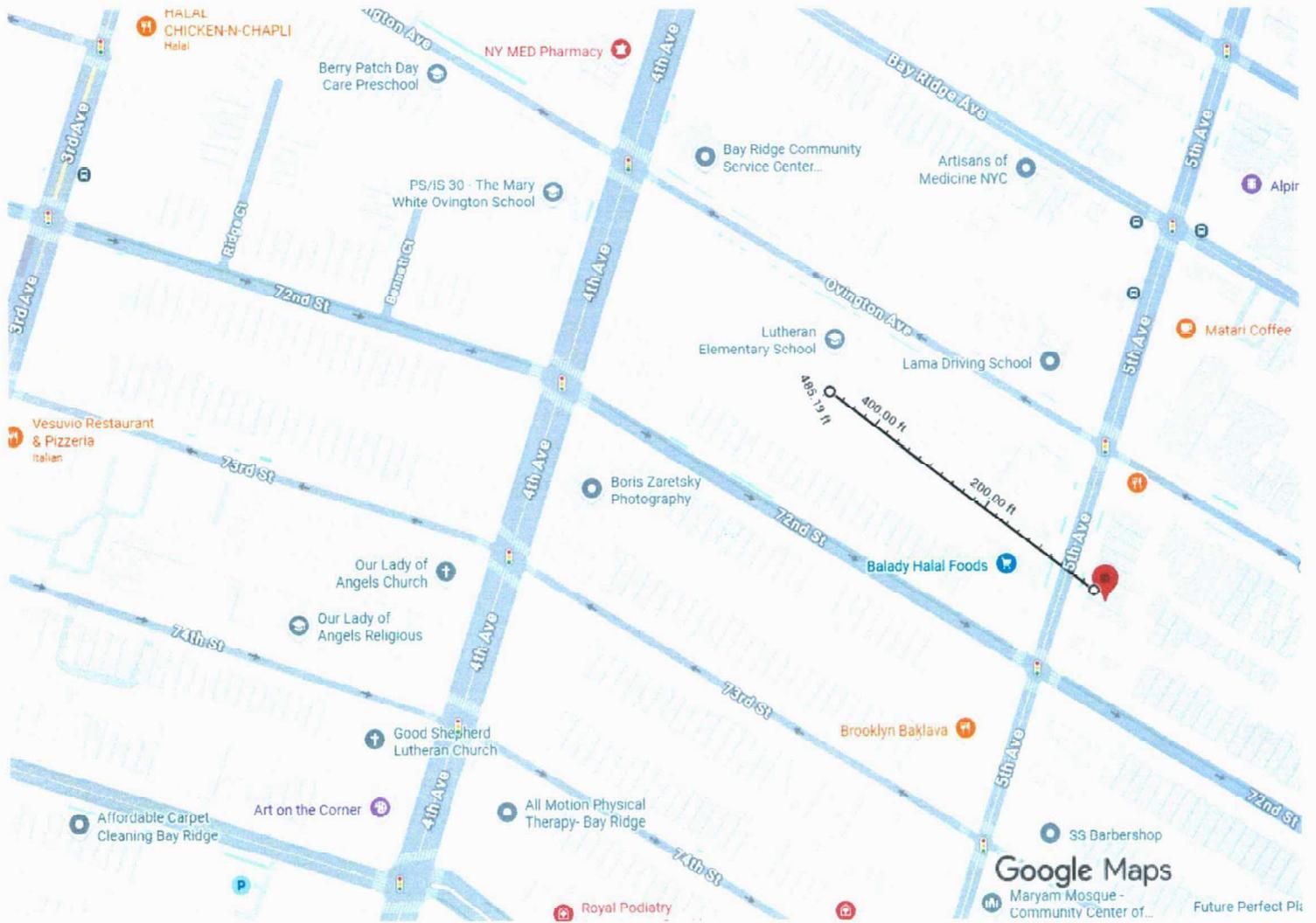
DISTANCE TO
LUTHERAN ELEMENTARY
440 OVINGTON AVE
APPROXIMATELY 480'

7119 5th Ave

Building

1940

W. H. R. 3. 2 100 100000
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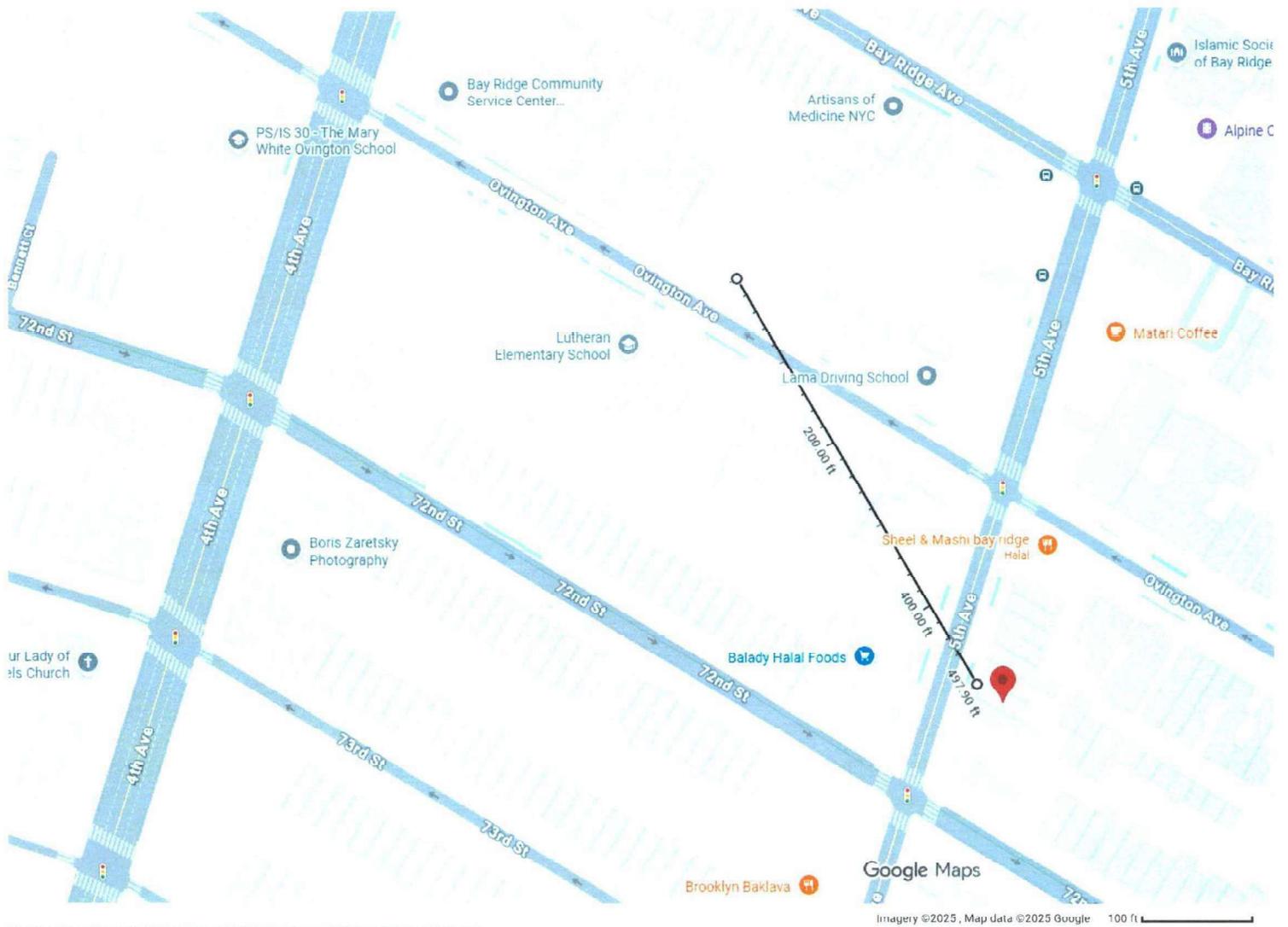


Imagery ©2025, Map data ©2025 Google 100 ft



7119 5th Ave

Building



NEW HIGH SCHOOL
437 - 455 OIVINGTON AVE
BROOKLYN NY 11209

7119 5th Ave

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

7119 5th Ave, Brooklyn, NY 11209

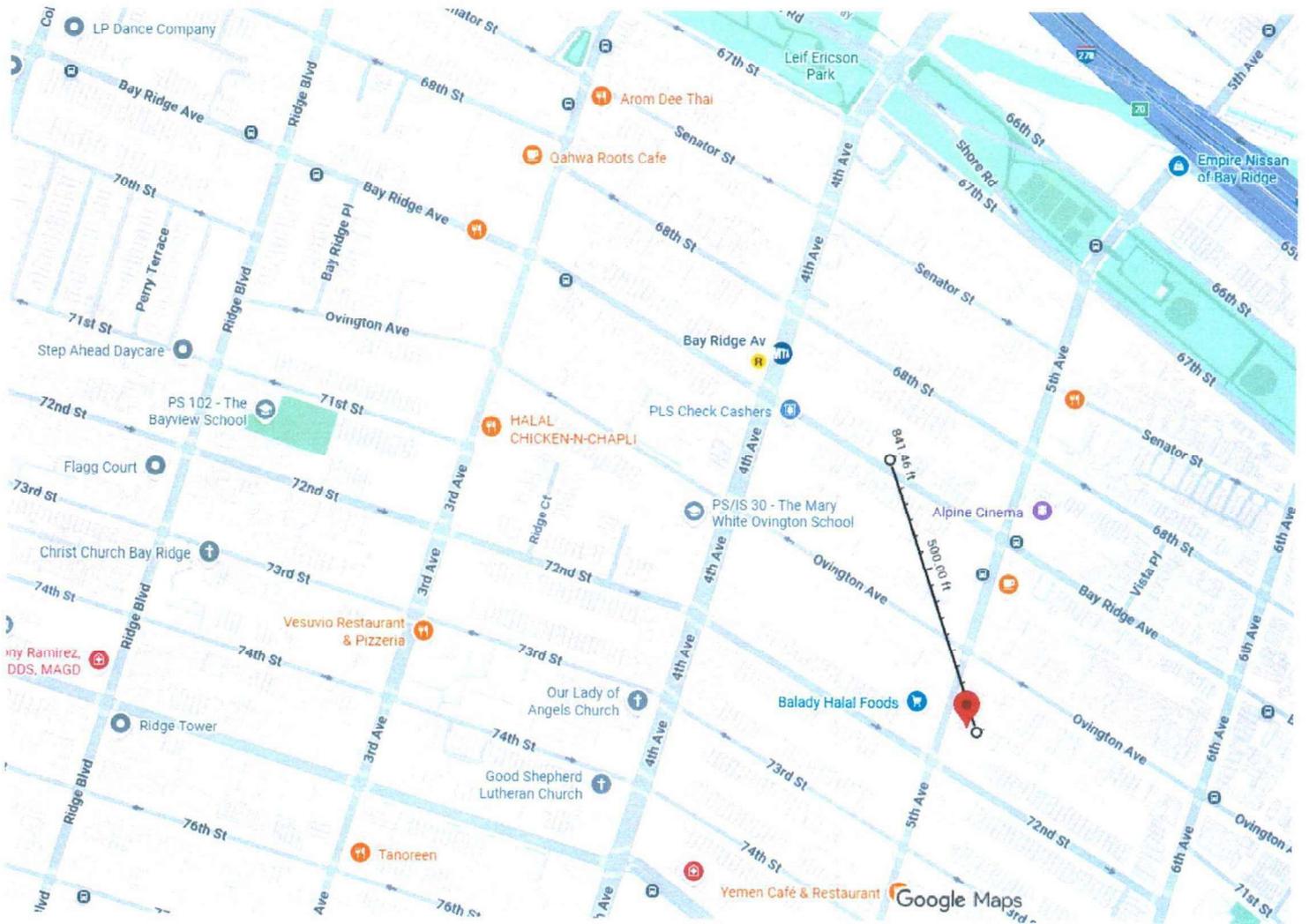
Photos

MEN HIGH SCHOOL

1922 - 1923

1924 - 1925

7119 5th Ave



Imagery ©2025, Map data ©2025 Google 200 ft



DISTANCE TO STAY LITY
445 BAY RIDGE AVE
APPROX. 841 FEET

7119 5th Ave

Building



Directions



Save



Nearby



Send to phone

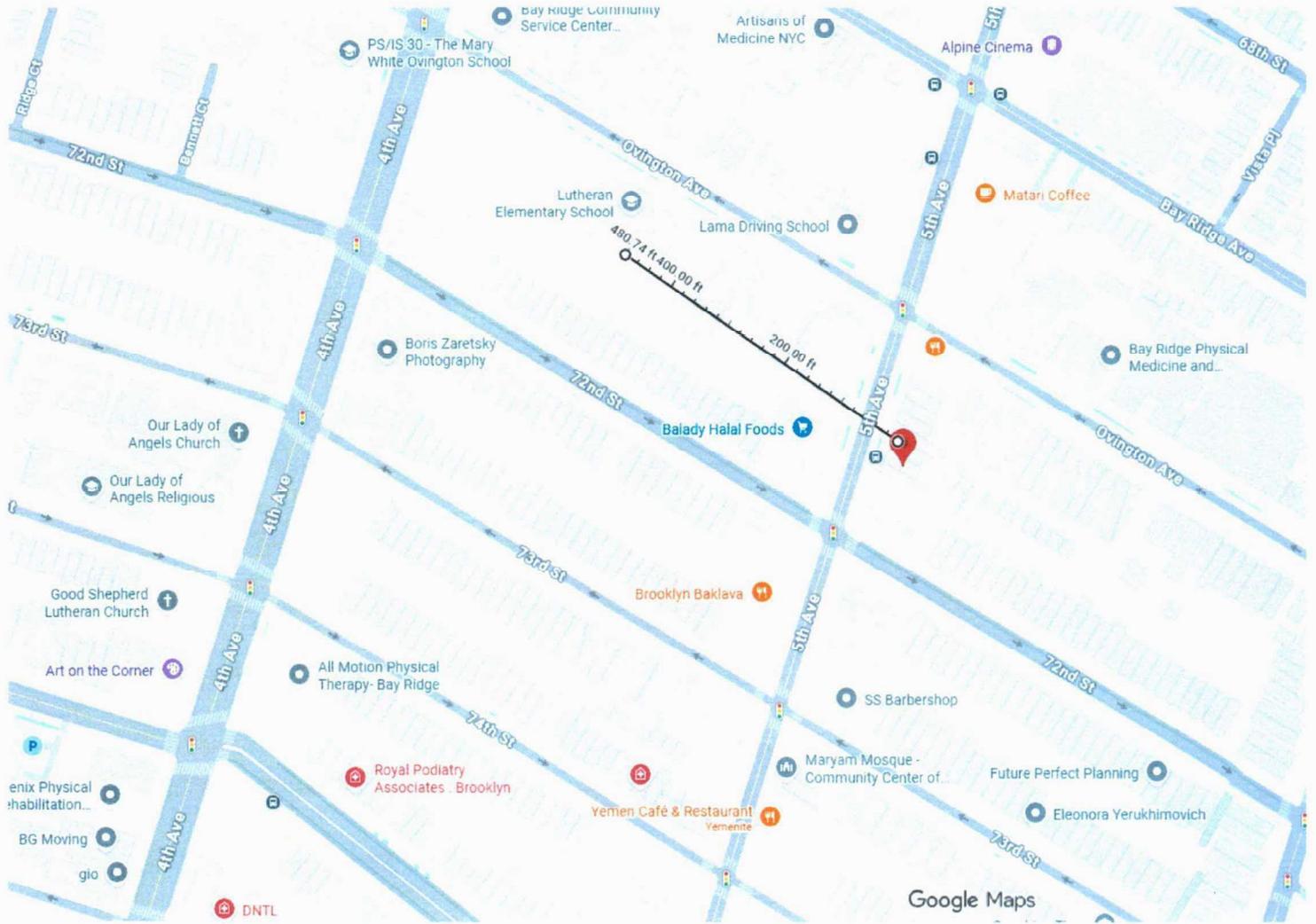


Share



7119 5th Ave, Brooklyn, NY 11209

Photos



7119 5th Ave

Building



Directions



Save



Nearby



Send to phone



Share

7119 5th Ave, Brooklyn, NY 11209

Photos

District Manager Report
December 15, 2025

Good Evening Board Members,

As I mentioned last month, the Mayor's Office of Citywide Event Management Coordination assists each year with organizing interagency meetings in advance of the beginning of the Dyker Lights viewing season to provide additional resources to the area including traffic control agents, patrol personnel, corner baskets, light tower to aid pedestrian safety at 86th Street at 12th Avenue. We are grateful for the assistance of our local elected officials who advocated for additional agency personnel to maintain safety.

The NYPD has provided resources for the 68th Precinct to address traffic control and pedestrian safety. The NYPD light tower also illuminates the tour bus drop off. The District Office receives many calls each year. Neighbors have called the District Office regarding traffic congestion and unlicensed vending.

I am pleased to share that CB10 partnered with the Bay Ridge Center, Bay Ridge Connects and local businesses to update the Older Adult Resource and Savings Guide. The Bay Ridge Age Friendly project is dedicated to empowering older adults to age in place. It was last produced in 2019 in cooperation with the Bay Ridge Center and Age Age-Friendly Committee. It was released on November 22nd at the Bay Ridge Center and Older Adult Issues Chair Ruth Greenfield-Masyr and I were present to congratulate all who worked on it. I have some copies here tonight in the back if anyone would like a copy.

Following the terrible pedestrian crash on Narrows Avenue State Senator Gounardes and CM Brannan held an onsite meeting with NYC Dot.. We also met with a new student led group Voices for Street Safety. I was notified today that a speed hump was approved for Narrows Avenue From 81 Street & 82 Street.

NYC DOT notified the Board that there are two Citibike stations where operational issues have come up and they will need to be relocated:

Shore Road & Narrows

Due to the flooding conditions, this location is no longer viable for a Citi Bike station. We coordinated with Parks to determine a proposed relocation site in the west roadbed on Shore Road at Narrows Avenue.

4th Ave & 87th St

Due to the building extension of DII, we propose relocating the station to the south roadbed at 87th Street, east of 4th Avenue. There is currently all day no parking regulations in this location.

Announcements

DSNY – ASP will be suspended for tomorrow.. meters in effect.

No ASP Parking December 25th and January 1st and meters will not be in effect.

The January General meeting date and location have changed due to our ULURP application that must be voted upon within 60days. The new date is Tuesday, January 20th at 7pm at the Dyker Beach Golf Course catering hall. Parking is only available if needed in the parking lot at 86th Street at 11th Avenue. This is the first time we will use this venue. We are grateful that the Dyker Beach Golf Course extended an invitation to the Board to host one of our meetings.

The 68 Precinct Council Meeting will take place on Wednesday, December 17th at 7pm at the Saint George Coptic Community Center 62nd Street at 11th Avenue.

On behalf of Dorothy, Amanda and myself, we would like to wish to all of you in celebrating this holiday season -- a Happy Hannukah, Merry Christmas, Happy Kwanza and a healthy and prosperous New Year.

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	\$12,083.76	\$18,124.89	\$12,083.76	\$12,083.26	\$12,083.26								\$66,457.93
COMMUNITY COORDINATOR	\$7,346.51	\$11,006.61	\$7,337.74	\$7,346.49	\$7,646.99								\$40,683.84
COMMUNITY ASSOCIATE	2073.15	\$3,115.83	\$2,121.93	\$2,146.32	\$2,048.76								\$11,505.99
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE													\$0.00
Total Personnel Services	\$21,502.92	\$32,247.33	\$21,542.93	\$21,576.07	\$21,778.51	\$0.00	\$118,647.76						

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		79.99	79.99								
10X	Intra-City Supplies													
40B	Intra-City Telephone													
100	Supplies & Materials								45.19					
101	Printing Supplies													
117	Postage													
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm. Equipment													
314	Office furniture													
315	Office Equipment								185.08					
319	Security Equipment													
332	Data Process. Equipment													
337	Books													
402	Tel. Communications													
412	Renial/Misc. Equip		74.82		88.80									
417	Advertisements								112.23					
431	Leasing Misc. Equip													
451	Local travel expenditures													
602	Telecomm. Maintenance									58.03				
612	Office Equip. Maint													
613	Data Process Equipment													
615	Printing													
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional Computer Services													
684	Professional Computer Services													
676	Infrastructure Maint/Operation													
Total Other Than Personnel Services	\$1,182.38	\$1,518.81	\$13.67	\$226.82	\$872.49	\$0.00	\$4,114.17							
Total Ps and OTPS Expenses	22,685.30	33,766.14	21,456.60	21,802.89	22,651.00	0.00	122,761.93							

Total Unencumbered Budget	Balance												\$174,998.07
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Respectfully submitted,

 Shirley Chin, Treasurer

Review of Al Sham Restaurant Sidewalk Cafe Application

The Traffic and Transportation committee met in virtual quorum on Monday, November 24th and Tuesday December 9th to discuss application 20251013030001 from Al Sham Restaurant located at 7701 5th Avenue. The application is for 14-seat 7-table cafe on both 77th Street and 5th Avenue. The hours of operation for the sidewalk cafe is 11am to 10pm daily. Prior to the meeting, the district office receive multiple complaints primarily surrounding the existence of trash and refuse outside of the restaurant. Committee members noted prior to the meeting that they witnessed the metal garbage container was in fact unlocked and thus open to potential rodent activity.

After substantial discussion, the committee asked the owner to revert with a plan on the trash issue before the committee makes a recommendation. The applicant returned on December 9th and had met with the district office with 5th Avenue Bid to understand further the rules and regulations on trash and the district office noted positive feedback since that meeting. In the discussion, the committee clarified the following points with the applicant:

1. The applicant will have waste collection 6 days a week
2. The applicant will be hiring additional workers to service and maintain the outdoor area
3. The applicant will work with an exterminator to ensure outdoor areas are protected
4. Unsecured furnishing such as seat (and tables if not secured overnight) shall be brought indoors
5. Applicant will additionally meet with Department of Sanitation for further guidance
6. Applicant in stipulations agreed to meet with Community Board if further issues arrive and that they will be meeting with the board every 4 years on renewal of outdoor dining license

Lastly, the applicant also noted that they understand they were not up to par with community expectations but moving forward this will be the “cleanest corner in Bay Ridge” and with that, the committee approved the following motion:

Motion #1: Motion to deny application number 20251013030001 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 IBX Environmental Review

On Monday, November 24th, the T&T committee met in virtual quorum to discuss the IBX Environmental Review process. The current stage is scoping and the IBX team hosted 3 public meetings throughout October and November and requested comments by November 26th. Adding to the scoping document essentially requests the IBX team to review environmental impacts through highlighted community contexts. Given the tight deadline, the district office submitted committee comments noting that they will be voted on during the December 2025 general meeting.

The comments are as follows:

1. Environmental Impacts

- The EIS should include a specific study on the impact of vibrations on the Bay Ridge Air Rights Mitchell-Lama development at 260 65th Street.
- The EIS should include a study of emissions and air quality impacts of both the construction and normal usage of the IBX route.
- The EIS should include the impact to neighborhood character and possible displacement, considering any rezoning and gentrification, that might occur due to the increase in transportation options in neighborhood's historically underserved by mass transit

2. Proposed Route

- The MTA should conduct a feasibility study for a station at or connecting to the Fort Hamilton Parkway Stop of the BMT Sea Beach Line
- The route should extend all the way to LaGuardia Airport, which would finally provide direct rail access to a major NYC airport
- The MTA should conduct a study of the best way to connect the IBX with the R Train in Bay Ridge and other local bus routes such as the B37, B9 and B63
- The route should connect with the 58th street ferry terminal for intermodal connectivity with the ferry system

3. Other Considerations

- The IBX should be more integrated within the existing subway system and not treated like a separate system
- There should be free transfers between the IBX, subway lines and MTA buses
- Greater notifications about the project should be provided and in multiple languages to the areas that will be impacted by construction and development

Motion to affirm the comments of Community Board 10 that were sent to MTA in time for the November 26th deadline regarding the IBX Environmental Review.

Update on Intros 1421, 1444, 1446

On November 24th and December 9, the T&T committee met to discuss Intros 1421, 1444, 1446 that had recently been discussed on the City Council's Committee on Transportation and Infrastructure. The bills would, in order:

- 1421: Expand City's outdoor dining by allowing grocery stores to apply for sidewalk cafes, remove seasonal restrictions on roadway cafe operation, and provide an option to expand frontage for certain cafes upon consent. This would also streamline the review process for applicants
- 1444: Limit requirement for sidewalk cafes to leave a clear path on the sidewalk in front of them to no more than 8 feet in width
- 1446: Require the DOT to issue and receive applications online and at a physical location accessible to the public. This would also allow applicants to save partially filled-out online applications in order to complete the applications at a later date

Because City Council is not expected to vote on this bill in December, the chair determined we should table discussion and consideration until after the new City Council is sworn in and when the bill is up for consideration again. As always, comments are welcome.

Update on Valet Parking

On Tuesday December 9th, the committee met to discuss a proposal by BM Dietrich to draft and send a letter and a friendly supporting reminder placard to outdoor dining participants to remind them of the rules and regulations and of the stipulations they had agreed to regarding valet parking. Out of 17 outdoor dining licensees, 6 have roadway dining and 3 utilize valet parking.

The committee discussed multiple aspects of the valet parking issue and how important and connected it is to pedestrian safety. Other than the obvious blocking of public street spots, the requirement of residents to have to circle blocks to find a local parking increases risks especially in nighttime situations. The committee discussed that valet parking is broader than the restaurants that have agreed to stipulations, such as funeral homes, and that the legality of valet parking is murky at best. There also exists a problem of enforcement and therefore the impact of the letter and placard, with a proposal of discussing and involving the 68th precinct is included in this initiative.

The committee determined that we should further review with 5th Avenue BID, 3rd Avenue Merchants and the 68th Precinct and that as a good first step, we should send the letter and placard to all known businesses that use valet parking service, with language specifying stipulations where relevant.

Motion for district office to

1. Draft and send a letter out to all known businesses with valet parking with specific language referencing outdoor dining stipulations where relevant
2. Distribute the designed placard stating expectations to not block sidewalks, parking spots, hydrants, or bus stops
3. Further review valet parking legality and enforcement in conjunction the 5th Avenue Bid, 3rd Avenue Merchants and 68th Precinct.

Respectfully submitted,

Jack Zhang

Jack Zhang
Chair



Community Board Ten

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Secretary

SHIRLEY CHIN

Treasurer

SANDY VALLAS

Chair

JOSEPHINE BECKMANN

District Manager

January 6, 2026

Dear Dining Out Participant:

Thank you for participating in Dining Out NYC. We truly appreciate your meeting with Community Board 10 as part of the application process. We view such meetings as more than formalities; hopefully each opens a dialogue to address community concerns and promote a better Bay Ridge and Dyker Heights.

One of the main concerns that is brought to this board's attention throughout the year is valet parking. While valet parking can enhance a restaurant's appeal, valet parking practices that are illegal and disruptive are not welcome. We proudly support the area's restaurants, bars, and coffee shops but also work hard to keep our streets and sidewalks safe for everyone. This is why we are sending these letters to all Dining Out Participants who agreed to the Stipulations regarding valet parking during Community Board 10 review.

If you choose to offer valet parking at your establishment, please remember that it is illegal and dangerous to block fire hydrants, bus stops, and crosswalks. It is also illegal to reserve street spaces with cones or other objects, discourage drivers from parking in specific spaces, or to display signage indicating that a street space is reserved for valet parking. These rules are outlined in the [Traffic Rules of the City of New York 4-08](#). Double-parking is also hazardous, against the law, and frustrating to other motorists, so please encourage your valet parking vendor to utilize private lots and off-street parking whenever possible.

We have enclosed helpful cards with best practices for valet parking. Please give them to your valets or post in their work area. We have also enclosed "no smoking" signs created by the NYC Health for your outdoor seating areas for your convenience. The NYC Health signs can be downloaded by visiting their website. By working together, we can make this a great neighborhood for walking, driving, and dining out.

Thank you again for being a Dining Out NYC participant, and please contact our office with any questions.

Sincerely,

Sandy Vallas

Sandy Vallas

Chair

ZONING AND LAND USE Committee
CB #10-Brooklyn
9201 4th Avenue Zoning Change Request
December 8, 2025

The Zoning and Land Use Committee met, in virtual quorum only, on December 8 at 7:00 PM for a hybrid meeting held at the District Office and via Zoom. Two items were on the agenda. The first was a presentation on a proposed rezoning and redevelopment of 9201 4th Avenue; the second was a review of the Zoning Application Portal, with a focus on how to access applicant filings and public documents.

Proposed Plan

The applicant team consisted of land use counsel Richard Lobel, the applicant Tim Ziss, the project architect, and an environmental/traffic consultant. They explained that the proposal seeks to rezone the property from C8-2—an auto-oriented commercial/industrial district that does not permit residential use—to C4-4D, the commercial equivalent of R8A, together with a mapped Mandatory Inclusionary Housing (MIH) area. The site is approximately 18,000 square feet and is currently occupied by an existing, vacant 7-story commercial building of roughly 79,000–80,000 square feet, including two sub-cellar parking levels that historically accommodated more than 200 vehicles.

Under the proposed zoning, the applicant proposes an **11-story residential building plus cellar**, reaching approximately **130 feet** in height, with a total floor area of **129,000 square feet**. Of this, approximately **110,000 square feet** would be residential and **18,000 square feet** commercial, producing an FAR of approximately **7.2**. (Residential FAR = approx 6.15; Commercial FAR = approx 1.04). The base height would rise to **86 feet** before setbacks along each street frontage. The environmental review's "reasonable worst case" scenario assumes the maximum envelope permitted under C4-4D—up to **145 feet**, which could accommodate approximately **13–14 stories** if built with lower floor-to-floor heights.

The residential proposal includes **97 units**, with a mix of 19 one-bedrooms, 62 two-bedrooms, and 16 three-bedrooms, with no studios. The applicant emphasized that the design prioritizes "family-sized" apartments averaging around 1,000 square feet or more. Under **MIH Option 1**, the project would provide **24 permanently affordable units**, with bedroom mixes that mirror the market-rate distribution. The ground floor and mezzanine are being designed to accommodate a supermarket but could be subdivided for other retail or service uses depending on market conditions.

Although the proposed zoning would not require parking, the applicant proposes **52 resident parking spaces** and may operate the subcellar area as an attended garage with a capacity similar to its historic operation (approximately 200–220 cars) if demand warrants. The garage and loading access would be located on **5th Avenue**, with no entrances on 92nd Street.

Applicant Team Comments

Rationale for Rezoning and Site Selection

The applicant described the existing building as obsolete and structurally inefficient, arguing that the site—fronting three streets, including two wide streets near transit—is an appropriate location to accommodate needed housing. They stated that City Planning explicitly requested the C4-4D district rather than R8A with a commercial overlay in order to provide greater long-term commercial flexibility.

Building Program, Architectural Intent, Energy Systems, and Sustainability Measures

The architect highlighted the classical, pre-war-inspired design, the inclusion of a rear courtyard for light and air, and the use of high-quality precast materials. The project would be all-electric, with heat pumps and possible geothermal systems under evaluation.

Commercial Space and Supermarket Flexibility

The applicant explained that while the building is designed to meet the technical requirements of a full-service supermarket—including a 20-foot ground-floor height and internal loading areas—the ground floor could easily accommodate other retail uses if conditions change.

Parking and Garage Operations

The applicant emphasized that the existing subcellar structure historically managed high parking volumes and that modern technology, including automated retrieval systems, would improve circulation. They stated that retaining the subcellar “tub” reduces construction impacts and allows parking to occur entirely below grade.

Traffic and Transportation

The environmental consultant explained that a full transportation study under CEQR was not required because the new residential building is expected to generate fewer peak-hour car trips than the old office building with its large garage. They also noted that being close to public transit further reduces expected traffic impacts.

Construction Approach and Duration

The applicant anticipates an 18-month construction period. Because the existing basement structure remains, no major excavation or shoring is expected, which they stated would reduce noise, street closures, and disruptions. Concrete trucks would enter the building for internal pumping.

Affordable Housing and Local Outreach

The applicant affirmed they would comply with MIH and expressed a commitment to marketing affordable units aggressively within the community, acknowledging that legal limits on “community preference” have been reduced by court rulings. The owner cited personal ties to Bay Ridge and framed the project as an opportunity to retain both younger residents and aging adults seeking elevator housing.

Committee Concerns

Traffic Congestion and Challenges

Committee members expressed significant concern about existing congestion at 4th Avenue, 92nd Street, and 5th Avenue, particularly during morning and afternoon peaks when bridge traffic, school buses, and firehouse operations coincide. Members questioned how additional residential, retail, and garage activity would affect an intersection already prone to gridlock, especially during weather-related bridge closures.

Supermarket Loading and 92nd Street Impacts

Several members highlighted that 92nd Street is narrow, heavily utilized by bus routes and school operations, and functions as a fire route. They questioned whether supermarket use—particularly deliveries, customer pickups, and potential double-parking—would exacerbate dangerous conditions.

Building Height, Massing, and Long-Term Precedent

While the applicant proposes 11 stories, committee members noted that the zoning envelope permits up to 145 feet, which could allow a taller structure either now or under future ownership. Concern was raised that approving a one-lot rezoning to C4-4D could set a precedent for greater height and density elsewhere.

Zoning District Selection and Over-Intensity

Members questioned why C4-4D was selected over R8A with a commercial overlay and expressed concern that the intensity of a C4-4D district may not reflect the actual conditions of the surrounding streets. Some members felt City Planning appeared to be pushing a district that did not fully account for local constraints.

Infrastructure Capacity, Sewer Conditions, and Flooding Vulnerabilities

The committee noted chronic sewer issues, odors, and occasional flooding south of 86th Street. Members questioned whether DEP or other agencies had sufficiently analyzed the cumulative load on the sewer system, electric grid, and stormwater infrastructure in an area already experiencing chronic challenges.

Construction Disruptions and Coordination Needs

Although excavation is not anticipated, members raised concerns about noise, staging, potential lane blockages, and coordination with the adjacent firehouse and school during construction.

Spot Zoning and Legal Clarifications

A question was raised about whether rezoning a single lot constitutes spot zoning. Counsel stated that legality depends on whether the change is part of a well-considered plan rather than the number of lots, but members indicated discomfort with a single-lot jump to significantly higher density.

Affordability and Local Housing Access

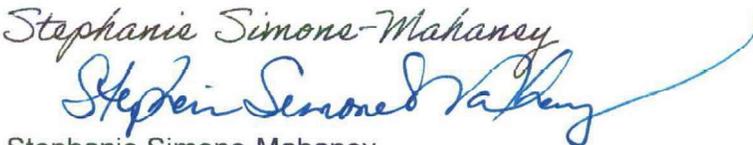
The committee discussed whether deeper affordability or additional affordable units could be pursued. A resident also expressed a desire for strong local outreach so community members are aware of MIH opportunities.

Conclusion

Before concluding the discussion on the rezoning, the Committee reviewed the second agenda item, which was an overview of the Zoning Application Portal (ZAP)—how to access applicant filings, environmental documents, and other public materials, and how to track project updates throughout the ULURP process.

The committee took no vote and agreed to defer its advisory recommendation to January to allow members additional time to review the ULURP, zoning, and environmental materials on ZAP. Members will submit questions through the district office prior to the next meeting, at which time the committee will resume discussion and prepare a formal recommendation for the full board.

Respectfully submitted,


Stephanie Simone-Mahaney

In attendance:

*Josephine Beckmann
Ralph Carmosino
Ann Falutico
Pierre Lehu*

*Stephanie Simone-Mahaney
Doris Cruz
Barbara Germack*

*Ibrahim Anse
Carmelo DiBartolo
Steve Harrison*

Parks Committee Report

The parks department held a scoping session on Zoom on Wednesday, December 10, 2025, to discuss its plan to renovate Dan Ross Playground, on Seventh Avenue between 81st and 82nd streets. Councilmember Justin Brannan has provided \$4 million in funding. Parks committee chair Henry Stewart was present, as was committee member Jack Zhang. The parks department was represented by Jim Morris, Gus Frindt, Julie Cornfield, Denise Mattes, Curtis Sherrod, Shakeem Snipe and Troy (no last name given). Stephanie Giovinco from CM Brannan's office was also present. As many as 16 members of the public were also on the call.

The playground has existed since at least the 1980s, when it was known as Play Lot Playground. It received a substantial renovation in 2002, when it was renamed Volunteer Playground, in honor of the tens of thousands of New Yorkers who assist the parks department—especially Daniel Ross, a neighbor who cared for the playground, keeping it clean and clear and locking it at night (and unlocking it in the morning). When Ross died a few years later, it was renamed for him. There are no other parks within a 10-minute walk.

Neighboring residents noted privacy concerns and advocated for a tall fence behind the playground, to prevent balls from going onto their property and to occlude sight lines. An existing privacy fence, provided by residents, is deteriorating and insufficient. (Chair Stewart advocated for a more inviting and attractive fence on Seventh Avenue, but there were some concerns about child safety, particularly running onto speedy Seventh Avenue.) They complained about a crab apple tree in the park, whose fruit gets thrown at their homes, and about Belgian blocks in tree pits, which are dug up and also thrown.

Many residents did not want a water feature introduced to the playground, as neighboring blocks already have drainage issues, including flooded basements during storms. Everyone advocated for equipment for children of all abilities and needs, perhaps by utilizing the back fence for panels. They also wanted to expand the number of swings to include those for older children, though space is always a concern with swings.

People spoke fondly of the seating area but agreed it could be smaller. One resident criticized the playground's "dead space" and advocated making it more dynamic with more productive play features. Others advocated for monkey bars, a basketball backstop, a sandbox, climbing features and drinking fountains. They also asked for closed trash cans and perhaps reducing the number of entrances. Most agreed that the frog sculpture was iconic and should be retained.

People also asked for more shade trees, as the existing play equipment gets very hot in the sun. The parks department said it would supply more lighting, which would remain in the park and not affect neighboring homes. Many asked for bathrooms, though it's not possible at this location. Neighbors also asked about locking the park at night, but one said they have tried and the parks department cut the locks. This happened three times.

The playground will now enter into the "design phase," expected to last approximately one year, before the department brings its plans to the community board. This will be followed by a procurement phase, also expected to last a year, and finally construction, another year.

Respectfully submitted,
Henry Stewart



Community Board 10
Report of Older Adults Issues, Housing, Health & Welfare Committee
December 11, 2025, 7:00pm

A Joint meeting of the Older Adult Issues, Housing, Health, and Welfare and Police and Public Safety Committees was held Thursday, December 11 at 7:00pm as a hybrid meeting. It was attended by members of both committees, members of the community, and invited guests.

The Police & Public Safety Committee began by reviewing an application for a new adult-use retail Cannabis Dispensary license.

This was followed by the Older Adult Issues, Housing, Health & Welfare portion of the meeting. We were joined by Chief Tanya Boyd, to speak to us about ambulance transport protocol following a 911 call. Chief Boyd is the Zone Commander for City South which means that she is in charge of all emergency services in Brooklyn and Staten Island. She informed us that FDNY ambulances respond to close 1.5 million calls per year.

In March 2025 there was a new amendment to the FDNY Operating Guide 115-08 and it required all ambulances to take patients to the closest hospital regardless of individual requests for medical continuity or other reasons. The rationale behind this change was to be able to get ambulances back into service for the next emergency as quickly as possible. There were concerns voiced by veterans and others who wanted to be taken to the VA or other hospitals where they receive their medical care.

Coincidentally, Chief Boyd informed us that just this week, a new amendment was made to Operating Guide 115-08 giving patients choice within a 20-minute radius of their closest hospital but this requires authorization. In the past, veterans had to ask permission to be taken to a VA hospital as it is not within the 911 system but is considered a special receiving hospital. It is advised that they still call to online medical control or to a supervisor for permission to go to a VA hospital.

We are fortunate in the Bay Ridge area as in addition to the 911 system, we also have BRAVO, a volunteer ambulance service. They do not have 911 guidelines and can take patients to hospitals of their choice depending on availability. We also learned that ambulance services are very expensive and some hospitals are scaling back on ambulance services.

Should we have other questions for Chief Boyd, she can be reached at Tanya.Boyd@FDNY.NYC.Gov

We thanked Chief Boyd for joining us and the meeting was brought to a close.

Respectfully submitted,



Ruth Greenfield Masyr

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
Northside House LLC d/b/a The Harp Bar 7710 3rd Avenue	Renewal 11/14/2025	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
Bombay Tasty Bite Inc. d/b/a Bombay Grill 8716 3rd Avenue	Renewal 11/28/2025	wine, beer, cider
Hana Sushi 168 Inc. d/b/a Hana Sushi 524 86 th Street	New* 12/11/2025	wine, beer, cider

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