

Community Board 10 Board Meeting Member Attendance
January 20, 2026, 7:00pm, Dyker Beach Golf Course, 1030 86th St.

Board Members Present:26

Salah Altayeb
Ibrahim Anse
Jaynemie Capetanakis
Ralph Carmosino
Shirley Chin
Judith Collins
Elizabeth Edmonds
Chris Elisson
Carmen Feliciano
Barbara Germack
Konstantin Hatzis
Habib Joudeh
Stella Kokolis
Pierre Lehu
Huazhao Liang
Steven Linkh
Daniel Loud
Stephanie Simone-Mahaney
Essa Masoud
Ruth Greenfield Masyr
Marie Mirville-Shahzada
Danielle Mowery
Romeo Petric
Dr. Husam Rimawi
Lawrence Stelter
Barbara Vellucci

Board Members Excused: 17

Jonathan Bova
Tracie Britton
Donna Carrera
Christopher Cesarani
Doris Cruz
Richard Day
Carmelo DiBartolo
Staley Dietrich
Ann Falutico
Senja Frangipani
Stephen Harrison
Joseph Loccisano
Elizabeth Lovejoy
Francis Milea
Henry Stewart
Julie Thum
Sandy Vallas

Board Members Absent: 3

Michael Huang
Xuhui Ni
Yanfei Wu

AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
January 20, 2026, Dyker Beach Golf Course Catering Hall, 1030 86th Street
YouTube Livestream: bit.ly/3HLO5lw

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

December 15, 2025 Board Meeting

PUBLIC SESSION

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

PRESENTATION

A presentation will be made by Ali Boivab, Community Affairs Associate, NYC Department of Consumer and Worker Protection (DCWP) regarding their Free Tax Prep Program

PUBLIC HEARINGS

**New SLA wine, beer, cider application at Hana Sushi
168 Inc., 524 86th Street**

**Committee Report and Recommendation
Discussion and Vote**

**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**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

PARKS COMMITTEE

**Update on Dept. of Parks presentation regarding
The Neighborhood Tree Planting Program**

Informational Report

OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

**Update regarding Maimonides Medical Center
presentation on Health & Hospitals partnership**

Informational Report

YOUTH SERVICES, EDUCATION, LIBRARIES COMMITTEE

**Update on plans for partnership with PS 413,
The Joanne Seminara School of Law and
Medicine regarding engaging students in
civics and community**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Tuesday, January 21, 7:00 pm, Dyker Beach Golf Course, 1030 86th Street
YouTube Livestream: https://www.youtube.com/watch?v=51wMjq_aX50

Vice Chair Simone-Mahaney, who chaired the meeting in the absence of Chair Vallas, called the meeting to order at 7:05 with the Pledge of Allegiance.

Vice Chair Simone-Mahaney called for the Adoption of the Agenda. Motion by BM Mowery. Motion seconded by BM Capetanakis. **All in favor. Motion carried.**

Vice Chair Simone-Mahaney called for the Adoption of the Minutes from the December 15, 2025 Board Meeting. Motion by BM Carmosino, seconded by BM Lehu. **All in favor. Motion carried.**

PUBLIC SESSION

Councilwoman Kayla Santosuosso:

- Greeted everyone and shared that she has taken over former Councilman Brannan's offices in Bay Ridge and Coney Island and they are open and operating.. They are offering tax prep, by appointment, and free immigration services.
- Additionally, representatives from the Department of Finance will be at the Bay Ridge office on January 26th and the Department of Building will be there on the 28th to assist residents with issues.

Laurie Windsor representing Congresswoman Nicole Malliotakis:

- Greeted everyone and announced that the annual Presidents' Day essay contest for grades 3-5 is now accepting entries. The theme is what would you do to improve your community or country.

Maia Yedin representing Senator Gounardes:

- Greeted everyone and announced that the office is accepting Valentine's Day cards for Seniors until February 6.
- The Senator will continue to have mobile office hours at Councilwoman Santosuosso's office on Thursdays from 9 am – 5 pm.

Colonel Misty Cantwell from the Fort Hamilton Army Garrison:

- Greeted the audience and thanked everyone in the community who attended the Army Base's holiday market. Announced that the base is now offering virtual golf, which is open to the public and does not require club membership.

Marisa Breglia from the Dyker Beach Park Golf Course:

- Introduced herself as the community engagement director for American Golf Corporation which operates the Dyker Beach Golf course and expressed how happy they are to host the Community Board meeting.
- Provided updates on the measures the golf course is taking to address neighbors' complaints about chronic dumping around the golf course perimeter and errant balls hitting cars.
- Announced that they have recently begun hosting school age children where they can learn how to golf.

David Kupferberg regarding the MTA Brooklyn Bus Network Redesign:

- Greeted everyone and announced that he is a member of Passenger United an advocacy group that is against the MTA's Brooklyn Bus Network Redesign. He encouraged people to visit the non-profit's website and to support the effort to get the MTA to redraft the redesign plan.

Jessica Kallo representing Brooklyn Borough President Reynoso:

- Greeted everyone and announced the deadline to apply or reapply to serve on the Community Board is February 6th.
- Provided an overview of the Divine Dwellings Program which helps faith-based organizations turn their underutilized properties into affordable housing.
- Brooklyn Borough Hall is also partnering with Brooklyn College to provide online graduate courses.
- Additionally, announced that on January 21st, the Center of Brooklyn History is hosting a forum on Community Boards which will feature District Manager Beckmann.

Following the Public Session, Ali Boivab from the NYC Department of Consumer and Worker Protection gave a brief presentation about the Free Tax Prep Program that his agency is providing.

PUBLIC HEARING

In the matter of a new wine, beer, cider license for Hana Sushi 168 Inc. located at 524 86 Street Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Hana Sushi 168 Inc. unless they agreed to the following stipulations:

- 1. The premises will be operated as a restaurant.**
- 2. There will be no sale or consumption of alcohol on the premises until the 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 Sunday – Thursday 11:30 AM – 9:30 AM Friday-Saturday 11:30 AM – 10 PM.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. The doors and windows shall remain closed with any amplified music.**
- 9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 10. There will be at least 20% visibility view into the establishment at eye level.**
- 11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.**

All in favor; motion carried unanimously.

In the matter of the DCP rezoning application (Project ID:2025K0219) for 9201 4th Avenue from C8-2 to C4-4D with a mapped Mandatory Inclusionary Housing (MIH) area. The Committee Recommendation was rendered by Zoning and Land Use Chair Simone-Mahaney.

Motion: CB10 to approve the proposed rezoning of 9201 4th Avenue from C8-2 to C4-4D with a mapped MIH area due to the unique conditions of the site.

Discussion followed about the parking that will be provided (it is not required by zoning but the developer will be providing at least 52 spaces), the size of the apartments, whether any elements of the current structure will be retained (only the foundation) and about the affordability of the apartments in the proposed building and whether they would drive up prices for surrounding properties and impact property taxes.

Motion seconded by BM Stelter. 24 in favor; 2 opposed – BM Hatzis and BM Greenfield Masyr; motion carried.

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

PARKS COMMITTEE

As Chair Stewart was absent, the reading of the Parks committee report was waived. See Attached.

OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

Chair Greenfield Masyr rendered the Committee report. See Attached.

BM Mowery added that Maimonides has the only pediatric emergency room in Brooklyn and that the hospital had reached an agreement with their nurses and they were not currently striking.

YOUTH SERVICES, EDUCATION & LIBRARIES COMMITTEE

Chair Lehu rendered the Committee report. See Attached

BM Mowery inquired about the enrollment of PS 413, The school currently just serves K and 1st grade but will be adding an additional grade each year until it serves K-5.

BM Capetanakis proposed also joining forces with the 68th precinct, due to its proximity to the school, and the community council to help further engage students in civics.

POLICE AND PUBLIC SAFETY COMMITTEE

Chair Elisson rendered the Committee report. See Attached

BM Stelter shared information about a recent scam call that he received and reiterated that people need to be aware of how many are out there.

OLD BUSINESS

BM Edmonds spoke about the need for more enforcement of off-leash dogs in parks, especially at Shore Road Park.

NEW BUSINESS

No new business.

Seeing no further business, Vice Chair Simone-Mahaney adjourned the meeting at 8:15 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: January 12, 2026
Call to order: 7:00 PM
Place: Hybrid Meeting, CB10 Office/Zoom
Quorum: In person Quorum (See attached)

The Police and Public Safety Committee meeting was held on January 12, 2026. 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. New SLA wine, beer, cider license for Hana Sushi located at 524 86 St. Brooklyn, NY 11209
2. Presentation by 068 Pct. Crime Prevention Officer Daniel Boyle on Scams.

New SLA wine, beer, cider license for Hana Sushi located at 524 86 Street Brooklyn, NY 11209

The owner/applicant Mei Xang Chi was present at the district office. This is a new owner and is a relative of the previous owner of Hana Sushi with no change in the method of operation. Hours of operation will be Sunday – Thursday 11:30 AM – 9:30 PM, Friday and Saturday 11:30 AM – 10 PM. The location has been operating as a restaurant for several years and there is no adverse history at this location. The restaurant will have background recorded music. There will be no outdoor use. The restaurant has 11 tables with 36 seats. The applicant did provide a Certificate of Occupancy, Menu and schematics of location.

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

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the 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 Sunday – Thursday 11:30 AM – 9:30 PM Friday-Saturday 11:30 AM – 10 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
10. 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.

Presentation by 068 Pct. Crime Prevention Officer on scams

In the 068 pct. there have been some email and telephone scams. PO Boyle started off by telling us of an anatomy of a recent scam that had happened in the 068 Pct. A person received an email from PayPal, which presented itself to look very official and legitimate, the email stated that she owed money and that she should contact PayPal at the number provided. The scammer told her to put \$500 in an account to clear the charges. They recontacted her and told her there was an error and she needed to put \$5,000 into the account and she did. They recontacted her and requested that she put more money in and this is when she realized it was a scam. She told them this was a scam and I'm going to report you to the police. She went to the precinct and reported this incident. The next day she received another call from the scammers telling her that this was the Chief of Detectives from the NYPD. The caller told her we read the report and we want to catch these people and need your help. We want you to go to the bank and take out a couple of thousand dollars in cash and we will send a detective to you home and pick it up, we will mark the bills and the detective picking it up will tell you a code word, which is blue. The following day the imposter came and gave her the code word she handed over the cash as was instructed and off he went with the cash. The NYPD will never solicit funds for any operation, so she was scammed again.

The way not to get scammed by these fake emails and calls, is to go to the official websites or call the institutions customer service, such as the IRS or banks, and question them on these emails and calls to see if they are legitimate. Do not call the numbers on the email or respond to the email or go to links on the email since these numbers go to the people who are trying to scam you. No institution will ask for gift cards, cash or bars of gold. This method is used by the scammers since these means of payments are difficult to trace.

Scammers try to induce fear and a sense of urgency like a relative being arrested or in an accident and they need you to send money to release them or help them. If you receive this type of call, call your relative and most of the time they probably will say." What are you talking about?".

Another scam is recent jewelry scams in the area where someone will drive up in a car and say, "I like your jewelry would you like to see mine". They will have you try on theirs as they steal yours. Also, people imitating Con Ed or DEP where they try to gain access to your home to check something. Be cautious and always verify, call the utility companies to verify.

If you feel you're being scammed call 911 or go to precinct and report it

Meeting ended at approximately 7:30 PM.

Respectfully Submitted,

Chris Elisson

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

CB 10 Chairperson Sandy Vallas

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Husam Rimawi

BM Judith Collins

BM Barbra Vellucci

BM Ruth Greenfield Masyr

Zoom

BM Elizabeth Edmonds

BM Liz Lovejoy

BM Jonathan Bova

BM Donna Marie Carrera

Absent:

BM Xuhui Ni

BM Michael Huang

BM Salah Altayeb

Hana Sushi

Owner Mei Xiang Chi

068 Pct. PO Daniel Boyle

ZONING AND LAND USE Committee
CB #10-Brooklyn
9201 4th Avenue Zoning Change Request
January 8, 2026

The Zoning & Land Use Committee met in virtual quorum on January 8, 2026, at 7:00 p.m. in a hybrid format to continue its review of the proposed rezoning of 9201 4th Avenue from C8-2 to C4-4D with a mapped Mandatory Inclusionary Housing (MIH) area. The applicant and consultant team were present to address outstanding questions and concerns raised during the committee's prior discussion.

Committee Questions and Applicant Responses

Affordability

Committee Question: Committee members asked whether the project could exceed the required MIH level and provide more than 25% affordable units, citing other projects that increased affordability through negotiation.

Applicant Response: The applicant stated the proposal includes approximately **25% permanently affordable units** (about **24 of 97 total units**). The affordable units are largely **family-sized**, consisting of five one-bedrooms, fifteen two-bedrooms, and four three-bedrooms. The team explained that increasing the affordable share would require smaller unit sizes and would undermine the project's financial feasibility. They emphasized strong unmet demand for two-bedroom units and the scarcity of larger affordable apartments in the district.

Zoning district rationale (C4-4D vs. R8A)

Committee Question: The committee asked why City Planning encouraged a C4-4D zoning district rather than an R8A with a commercial overlay.

Applicant Response: The team explained that City Planning initially discussed an R8A equivalent but ultimately encouraged C4-4D to preserve the area's **commercial corridor character** while still allowing residential use and affordable housing. They noted that C4-4D is functionally equivalent to R8A in terms of residential bulk while maintaining flexibility for commercial activity along Fourth Avenue.

Commercial use and future risk

Committee Question: Members asked whether there is a minimum or maximum amount of commercial space and raised concerns about future development if the property were sold after rezoning.

Applicant Response: The team confirmed there is no minimum commercial requirement and that the zoning district allows substantial commercial use, though the applicant stated their intention is to build exactly what has been presented. The committee reiterated its standing concern that a rezoning applies to the property regardless of ownership, and that a future owner could pursue a materially different project.

Spot zoning concern

Committee Question: Members questioned why rezoning a single lot would not constitute spot zoning.

Applicant Response: The team stated that the site has a strong land-use rationale that allows it to stand on its own without requiring the rezoning of the entire block. The site is physically and functionally unique with three street frontages; it sits on a commercial corridor; it is connected to higher-density residential zoning to the north; and it has strong transit access which supports residential use at greater density.

Infrastructure, flooding, and sewer capacity

Committee Question: The committee raised concerns about sewer capacity and flooding, particularly in light of recent storm events and backups in CB10.

Applicant Response: The team stated that residential sewer demand would be comparable to, and in some cases less than, a fully utilized commercial or medical building. They noted the existing building historically contained heavy plumbing and restaurant uses. While DEP has not yet been consulted for this specific project, they explained that new construction is subject to modern stormwater detention requirements, including rooftop systems that better manage runoff than the existing grandfathered structure. They also noted that recent flooding events are often driven by extreme flash storms rather than daily system capacity.

Building massing, setbacks, and light

Committee Question: Committee members asked how the new building would relate to the existing structure, particularly along 92nd Street.

Applicant Response: The architect explained that the building would maintain a seven-story streetwall on 92nd Street consistent with the existing structure, then step back approximately 15 feet before rising. Along Fifth Avenue, the design includes multiple setbacks exceeding zoning requirements, which the team stated would mitigate bulk and shadow impacts. Incremental shadow impacts were described as minimal.

Green infrastructure and geothermal

Committee Question: Members asked about green roofs, solar requirements, and potential geothermal systems, particularly given proximity to the subway.

Applicant Response: The team stated the building will comply with NYC requirements through a combination of solar installations and landscaped roof areas. Geothermal use would depend on soil testing and thermal conductivity studies. Any subsurface work would require review and monitoring under MTA protocols due to the nearby subway line and historic firehouse. The applicant clarified that the MTA has not been approached at this stage because MTA Adjacent Construction does not accept consultation without an authorized project and a defined subsurface scope to review; they stated that MTA review and monitoring would occur if the project moves forward.

Public Questions and Applicant Responses

Community benefit and “Plan B”

Public Question: Speakers asked why converting the building from commercial to residential is in the community's interest and what would occur if the rezoning were denied.

Applicant Response: The applicant described the building as long-vacant, deteriorated, and an eyesore. They stated the proposal would replace blight with housing, including affordable units, on a site well-suited for density. The applicant did not identify a specific alternative redevelopment plan should the rezoning be denied, beyond stating that prior, prolonged efforts to reuse the property for commercial purposes had not been successful and that residential redevelopment is the only viable path under current market conditions.

Traffic, pedestrian safety, and access

Public Question: Several speakers raised concerns about traffic, pedestrian safety, and the presence of a school, bus routes, and a firehouse at the intersection.

Applicant Response: The team stated the intersection is fully signalized with pedestrian intervals and is not designated as a Vision Zero high-crash location. They noted residential use generally generates fewer vehicle trips than a fully tenanted commercial building and emphasized transit access. They also explained that new construction requires sidewalk, crosswalk, ADA ramp, and drainage improvements. The applicant clarified that the **only vehicle entrance is on Fifth Avenue**, with the residential lobby on Fourth Avenue; any 92nd Street access would be pedestrian storefront entries only.

Density and affordability concerns

Public Comment: Some speakers questioned whether added density truly has no impact and expressed concern that new market-rate units could raise neighborhood costs despite the inclusion of affordable units.

Applicant Response: The team acknowledged these concerns, reiterated that affordability is governed by MIH requirements, and noted that setbacks and design measures were intended to mitigate density-related impacts, though broader concerns about neighborhood affordability were not directly addressed.

Light and shadow impacts

Public Question: Speakers asked whether the building would reduce light for nearby homes.

Applicant Response: The applicant stated that shadow impacts would be minimal due to limited additional height and multiple setbacks that exceed zoning requirements.

Committee Considerations and Vote

Following the committee's questions and the public discussion, the committee reiterated that it approaches all upzoning requests with caution, particularly because a rezoning applies to the property regardless of ownership and may allow future development that differs materially from what is presented if the site is sold or transferred. The committee specifically noted past experiences where zoning approvals were followed by changes in ownership and substantially different outcomes. These concerns were explicitly weighed as part of the committee's deliberation and form an important part of the record for this application.

Notwithstanding these concerns, the committee concluded that this application presents a distinct and limited circumstance that merits different consideration from typical upzoning requests, based on the following factors:

Reasons for Committee Support

- 1. Long-term vacancy and deteriorated condition**
The site has been vacant and deteriorating for many years, creating a persistent blighted condition. The rezoning enables redevelopment of a long-unused property.
- 2. Unusual size and configuration of the site**
The parcel is significantly larger than typical neighborhood lots and has **three street frontages**, making it fundamentally different from interior residential parcels.
- 3. Corridor and bridge-approach context**
The property functions within a commercial corridor and bridge-approach environment rather than a traditional residential side street, supporting a zoning framework distinct from surrounding blocks.
- 4. Proximity to transit and appropriateness for density**
The location's strong transit access and wide street frontages make it a more appropriate site for additional residential density than interior residential streets.
- 5. Inclusion of permanently affordable housing**
The proposal includes approximately **25% permanently affordable units** under MIH, including a meaningful share of **family-sized apartments**, addressing a documented housing need in the district.

6. **City Planning guidance and housing policy context**

The applicant stated that **City Planning encouraged the use of the C4-4D zoning district** for this location. The committee considered this guidance in the context of the City's broader housing production goals.

7. **Modern infrastructure and stormwater controls**

As new construction, the project will be subject to current building and environmental codes, including stormwater detention requirements that improve runoff management compared to the existing grandfathered structure.

8. **Required public-realm improvements**

The project will trigger required sidewalk reconstruction, ADA-compliant curb ramps, crosswalk upgrades, and drainage improvements along all frontages.

9. **Building massing and setback mitigations**

The proposed building maintains a streetwall consistent with the existing structure along 92nd Street and incorporates multiple setbacks that exceed zoning requirements, mitigating bulk and light impacts.

10. **Traffic impacts relative to as-of-right use**

Testimony indicated that residential use near transit is likely to generate fewer vehicle trips than the commercial or medical uses permitted as-of-right under the existing zoning.

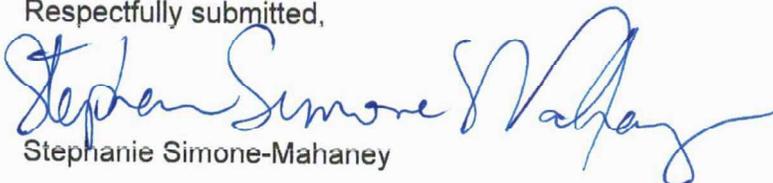
11. **Explicitly site-specific determination**

The committee emphasized that its support is based on the **unique conditions of this site** and should not be interpreted as precedent for other properties or future upzoning requests.

Motion

Based on the foregoing considerations, the Zoning & Land Use Committee moves to recommend approval of the proposed rezoning of 9201 4th Avenue from C8-2 to C4-4D with a mapped Mandatory Inclusionary Housing (MIH) area.

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

DISTRICT MANAGER'S REPORT

January 20, 2026

Good Evening Board Members:

Happy New Year! I want to first offer special thanks to the Mayor's Street Activity Permit Office who coordinated agency resources for the 25/26 Dyker Lights organic event including traffic control officers and vendor enforcement. The District Office has requested a post-interagency meeting to review this year's event to address concerns raised to our office.

With the return of snow.. gratefully only few inches.. we extend our appreciation to the Department of Sanitation who works to clear our streets – especially as we approach a tentative forecast of heavy snow upcoming Sunday.

The District Office received many calls today regarding a story that appeared in New York Nimby.com regarding a five-story mixed-use building at 7924 13th Avenue. Zola provides the following addresses for two lots recently purchased by Dyker 80 LLC – which is 7916 and 7912 13th Avenue, Brooklyn, NY. This block is zoned R5B. There are currently no plans filed with Dept of Buildings for this location. The Board has also not yet been notified of pending demolition. However, Many questions have been raised about the height of the building which is zoned as R5B. Before the passage of City of Yes, the maximum building height was 33 feet. Town Center Zoning and Transit-Oriented District in the CYHO made changes to the height and bulk within this zoning district. I will provide more information, but it appears this will be an as of right development.

The District Office has received demolition notices for 445 – 437 Ovington Avneue the future site of the High School as well as a demolition permit for 571 66th Street with no plans filed with DOB.

The NYC Department of Transportation notified us of a traffic light approval for the intersection of Ridge Blvd at 74th Street.

Agency Announcement

The Department of Youth and Community Development has opened its Summer Youth Employment Program.. for young people ages 14 to 24 who are residents of one of the five boroughs of NYC.. Deadline to apply is February 27, 2026.

The New York City Department of Homeless Services will conduct its annual Homeless Outreach Population Estimate (HOPE) During the annual Homeless Outreach Population Estimate (HOPE), teams of volunteers canvass select areas of the City and count the number of individuals sleeping on the street and in other public spaces, including the subway. HOPE 2023 take place tomorrow on Tuesday, January 27th from 10pm until 4am. You can volunteer to

survey homeless individuals if you are 16 or older (those under 18 must be accompanied by a guardian). Willing to work from 10pm to 4am. Please continue to call 311 if you see a homeless person in need. Homeless outreach staff will arrive within 2 hours of a call to reach out to offer assistance.

Our next Community Board Ten Meeting --Monday, February 23rd at the Fort Hamilton Senior Center – 7pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Josephine Beckmann".

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
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	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	\$12,083.26	\$18,124.89	\$12,083.26	\$12,083.26	\$12,083.26	\$12,083.26							\$78,541.19
COMMUNITY COORDINATOR	\$7,346.51	\$11,006.61	\$7,337.74	\$7,346.49	\$7,346.49	\$7,345.99							\$47,729.83
COMMUNITY ASSOCIATE	2073.15	\$3,115.81	\$2,121.93	\$2,146.32	\$2,048.76	\$2,697.38							\$14,203.37
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE													\$0.00
Total Personnel Services	\$21,502.92	\$32,247.33	\$21,542.93	\$21,576.07	\$21,478.51	\$22,126.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140,474.39

ExpensesCode	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	79.99	79.99	79.99						
10X	Intra-City Supplies												
40B	Intra-City Telephone												
100	Supplies & Materials	62.69				45.19							
101	Printing Supplies												
117	Postage												
170	Cleaning Supplies	170.00											
199	Data Processing Supplies												
302	Telecomm. Equipment												
314	Office furniture												
315	Office Equipment					185.08							
319	Security Equipment	120.00		120.00									
332	Data Process Equipment												
337	Books												
402	Tel. Communications												
412	Rental/Misc Equip		74.82		88.80	112.23							
417	Advertising												
431	Leasing Misc. Equip												
451	Local travel expenditures												
602	Telecomm Maintenance	111.30	602.00	113.68	58.03		38.03						
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				450.00	750.00						
676	Infrastructure Maint/Operation												
Total Other Than Personnel Services	\$1,182.38	\$1,518.81	\$313.67	\$226.82	\$872.49	\$888.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,002.19

Total PS and OITPS Expenses	22,685.30	33,766.14	21,856.60	21,802.89	22,351.00	23,014.65	0.00	0.00	0.00	0.00	0.00	0.00	145,476.58
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Total Unencumbered Budget	Balance	\$152,283.42
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Respectfully submitted,

 Shirley Chim, Treasurer

CB10 Parks Committee Meeting

January 6, 2026

The parks committee met on January 6, 2026. Present at the district office were Committee Chair Henry Stewart and District Manager Josephine Beckmann. Present on Zoom were board members Ralph Carmosino, Richard Day, Chris Ellison, Romeo Petric and Jack Zhang, as well as three members of the parks department — Nave Strauss, Jeffrey Cooper and Mitch Baron — and four members of the public.

Strauss, the director of tree planting and a former forester in CB10, gave a presentation about changes to neighborhood tree planting throughout the city. The city has almost six million trees under parks department jurisdiction—4.9 million, or 86 percent, are parts of forests, almost 675,000 are street trees, and more than 150,000 are in parks. (There's a tree census presently underway, which will raise these counts.) Almost 1,200 street trees and park trees have been planted in CB10 since 2022 (and more than 19,000 in Brooklyn).

The department used to plant trees if there were public requests, with a priority for heat vulnerability zones (mostly in southern and eastern Brooklyn). They also received city council funding for specific plantings. There were also legal obligations, for tree replacements and to adhere to zoning codes. These multiple mandates led to inefficiencies. There are more than 42,000 service requests on the backlog, and the wait time is an average of three years. The department still plans to clear this and plant 30,000 trees by the end of 2027 in areas most vulnerable to heat. But this process was inconsistent and unpredictable.

Now, parks will fully plant discrete geographic areas before it moves on. They have essentially split the city into three parts, each of which will be visited in three years cycles, covering the entire city within nine years. Every community district will be visited in part during these cycles, and each district will be fully planted within nine years. Dead and diseased trees will be removed and replaced, as will stumps. Empty, unplantable tree beds will be filled in. It's somewhat similar to the pruning schedule, in which one-seventh of a district's trees are pruned every year, on a seven-year cycle. Parks thinks this new system will be more comprehensive, efficient, community-focused and save money. The priority is on equity (heat mitigation), equality (portions of every board will be visited every three years), and efficiency (parks will also perform tree maintenance during these visits).

Members of the public can no longer request a new tree, but every block will be visited and planted within the next nine years. Foresters will essentially walk up and down blocks in the district and identify where trees can be planted and then plant them. They will close tree beds that are unplantable (such as those too close to driveways or intersections) while preserving community-maintained wells (those with flowers or shrubs, etc.).

There are contracts in place through the end of 2026, and the new program will take off in 2027. Very roughly, the district is divided into the southern and eastern portion (which is expected to be visited in 2028), the central portion (2031), and the northern and western portion (2034). There's a map on the department's website that you can visit to zoom in and see where your block falls.

DM Beckmann said the district office receives many complaints from residents who would like a tree and can't get one, and she wanted to know if there were a way they could let parks know that they want to be a steward of a tree. Strauss said they just have to know that parks is coming (eventually) and will be planting in full. He encouraged residents to care for the trees that have been planted, even if it's not in front of their homes, as contractors maintain newly planted trees for only one year or so. There are stewardship events listed on the parks department website.

BM Zhang asked about how parks would identify spots to plant trees without community input. Strauss said rigorously trained foresters would go street by street and evaluate where trees could be planted and where trees could be removed. He added that parks would appreciate some input when they're on the ground but most of all they just want residents to care for trees once they're planted. Community input, essentially, is unnecessary, because parks is going to plant a tree everywhere they can.

BM Petric asked if the Dyker golf course is considered a forest, particularly the middle section, but Strauss said he didn't think so. Petric also asked if parks accepts donations. They don't accept tree donations, but a nonprofit program called NYC Parks Tree Time accepts financial donations. You can pay Tree Time to plant a street tree. It also installs tree guards, which the parks department usually doesn't have a budget for. BM Petric also asked how natural disasters might affect the planting schedule. Strauss said parks hasn't really talked about this, but, for example, in the wake of Superstorm Sandy there was a program to replace trees that needed to be removed. There will be contracts in the future for tree plantings not related to the new program.

DM Beckmann asked if parks maintains granular data on where and when dead and dying trees are replaced. Mitch Baron from parks said the department tracks which newly planted trees don't survive during the first year or two (about 5 percent). Strauss said he could procure the data on how many trees are removed and replaced in the district.

Committee Chair Stewart said there are many tree wells that are filled in because the property owner for whatever reason doesn't want a tree there, and he asked if foresters would identify these on their surveys and reopen them, regardless of the owner's wishes. Strauss said yes, as it's all considered city right-of-way, but he said they are willing to try to work with owners if possible.

One member of the public asked if there would be consideration for people who have been on the wait list, and Strauss said, broadly, no. Some people may be getting trees this year, but after that parks will adhere to this new schedule. Another asked if

residents can plant their own trees, and Strauss said yes, there's a permitting process, and the permits are free, but planting a street tree to the department's specifications isn't always easy. They can also make a tax-deductible donation to Tree Time. A tree through that process costs between \$1,800 and \$2,100.

There being no more questions, the meeting was adjourned just after 7:45 p.m.

Respectfully submitted,



Henry Stewart
Chair, Parks Committee

Community Board 10
Report of Older Adults Issues, Housing, Health & Welfare Committee
January 6, 2026, 6:00pm

The Older Adult Issues, Housing, Health, and Welfare Committee was held Tuesday, January 6 at 6:00pm as a hybrid meeting. It was attended by members of the committee, members of the community, and invited guests.

Guests included Douglas Jablon, Executive Vice President of Community Relations & Special Assistant to the President at Maimonides Health, Amir Abbady, Director of Community Affairs at Maimonides, and Shari Suchoff, Senior Vice President for Strategy and External Affairs at Maimonides. The purpose of the meeting was for Maimonides staff to update our Community Board about the ongoing conversations that Maimonides Hospital has been having with NYC Health & Hospitals and how it will impact our community.

Maimonides Hospital, which is actually 3 hospitals in Brooklyn spread over 80 locations This includes The Bay Ridge Emergency Room which opened in 2023, the expansion of the NICU in 2024, and the opening of of Brooklyn's only children's emergency room in 2025.

Maimonides is the largest safety net hospital in Brooklyn. This means that they treat all Medicare & Medicaid patients. Since Medicare & Medicaid pay less money per patient than private insurance, there is an increasing financial gap. For several years NYS has been financially supportive and the hospital has been getting emergency funding since the pandemic.

Recently a 2.2-billion-dollar State Net Transformation Grant for 5 years has become available to Maimonides as part of an ongoing partnership with NYC Health & Hospitals. The hospital will also receive an additional 100 million dollars in annual income for several years. It is expected that this partnership agreement which is known as an Asset Transfer can be finalized as early as April 1. 2026.

The plan will bring advantages to Maimonides. They will be able to integrate into the MY Chart and EPIC programs which are electronic medical integration record systems and will make all patient information easily available. On the other hand, all NYC Health & Hospitals will be able to access Maimonides specialty programs for their patients. It is expected that this transition will not impact patients. Additionally, Maimonides will retain its name and continue to accept all the same insurance as it does now.

We thanked our guests for this update

Respectfully submitted,



Ruth Greenfield Masyn

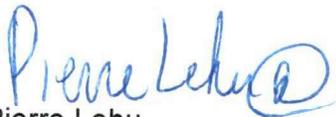
Youth Services, Education, Libraries Committee Report
January 20, 2026

The Youth Services, Education, Libraries Committee met at a hybrid meeting on Tuesday, January 13, 2026. Committee Members, Principal Sahir Said and his staff from PS 413, the Joanne Seminara School, and Board Member Jaynemie Capetanakis joined the meeting, either in person at the District Office or remotely over Zoom.

Plans for partnership with PS413, The Joanne Seminara School of Law and Medicine to engage students in civics and community were discussed. I reported on the book I've written for the students, "Why Was My School Named After Joanne Seminara?" which in addition to being about our former Chair, is about what it means to be part of a community. I discussed meeting with the staff to find ways how CB10 members could interact with the students to help them to understand what it meant to be part of a community. Jaynemie spoke about the existing programs that the public school system has with regards to teaching civics and how we should integrate the book with that curriculum.

I also reported on meeting with former CB10 member Rita Meade, now director of the Bay Ridge Library Branch on Ridge Blvd. and 72nd Street. She told me that she didn't need our help at the moment, but we exchanged information and agreed that she would approach us if there was anything we as a board could do to help her library.

Respectfully submitted,



Pierre Lehu
Chair, Youth Services, Education, Libraries Committee

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
Gennaro's Catering Hall Inc. 6602 13 th Avenue	Renewal 01/09/2026	liquor, wine, beer, cider
Cavan Garden Inc. d/b/a Three Jolly Pigeons 6802 3rd Avenue	Renewal 01/14/2026	liquor, wine, beer, cider
Tereus Cafe Inc. d/b/a Omonia Cafe 7612 3rd Avenue	Renewal 01/20/2026	liquor, wine, beer, cider