

Community Board 10 Board Meeting Member Attendance

February 23, 2026, 7:00pm

Board Members Present:31

Ibrahim Anse
Jonathan Bova
Tracie Britton
Jaynemie Capetanakis
Ralph Carosino
Donna Carrera
Christopher Cesarani
Shirley Chin
Doris Cruz
Richard Day
Carmelo DiBartolo
Elizabeth Edmonds
Staley Dietrich
Chris Elisson
Ann Falutico
Carmen Feliciano
Senja Frangipani
Konstantin Hatzis
Habib Joudeh
Stella Kokolis
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Marie Mirville-Shahzada
Danielle Mowery
Romeo Petric
Dr. Husam Rimawi
Lawrence Stelter
Henry Stewart
Julie Thum
Sandy Vallas

Board Members Excused: 8

Salah Altayeb
Judith Collins
Barbara Germack
Stephen Harrison
Pierre Lehu
Essa Masoud
Francis Milea
Barbara Vellucci

Board Members Absent: 7

Michael Huang
Huazhao Liang
Steven Linkh
Joseph Loccisano
Daniel Loud
Xuhui Ni
Yanfei Wu

2nd AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
February 23, 2026; Over Zoom Only, join at <https://bit.ly/4rtpINP>, 7:00 pm
YouTube Livestream: <https://youtube.com/live/w1Ttd7e8iW4>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

January 20, 2026 Board Meeting

PUBLIC SESSION

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

PUBLIC HEARINGS

**SLA wine, beer, cider application at Mikawa
Japanese Fusion, 7407 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**SLA class change to liquor, wine, beer, cider
Application at Friandises, Inc., d/b/a Sky Lounge,
6705 5th Avenue**

Informational Report

**SLA Removal of license to new location and
Temporary Retail Permit for
Schnitzel Haus, 114 Bay Ridge Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**In the matter of the adoption and support of the
Board's Capital and Expense Priorities for
Fiscal Year 2027**

**Presentation by Chair
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Review of 2026 Festival Applications:

**-5th Avenue Festival, May 31, 2026, 10:00 am –
6:00 pm, 5th Avenue between Bay Ridge Avenue and
85th Street, SAPO Event ID 899156**

**Committee Report and Recommendation
Discussion and Vote**

- Third Avenue Festival, Sept. 27, 2026, 10:00 am – 6:00 pm, 3rd Avenue between 69th Street and 94th Street, SAPO Event ID 889559

**Committee Report and Recommendation
Discussion and Vote**

- Holy Cross Greek Cultural Festival, Sept 17-20, 2026, 10:00 am – 10:00 pm, Ridge Blvd. between 85th Street and 86th Street, SAPO Event ID 906751

**Committee Report and Recommendation
Discussion and Vote**

- Holy Cross Greek Cultural Festival, Sept. 17-20, 2026, 10:00 am – 10:00 pm, 85th Street between Ridge Blvd. and Colonial Road, SAPO Event ID 906752

**Committee Report and Recommendation
Discussion and Vote**

Update on future SAPO application to be filed by PineappleRide at Shore Road and 69th Street

Informational Report

Update on review of NYC Truck Route Network Redesign Report

**Committee Report and Recommendation
Discussion and Vote**

PARKS COMMITTEE

Update on committee preparation for 2026 Brooklyn Parks + Open Spaces Conference scheduled for Saturday, March 28, 2026

**Committee Report and Recommendation
Discussion and Vote**

JOINT YOUTH SERVICES, EDUCATION, LIBRIARES/OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE COMMITTEES

Update on joint Committees Vape forum held on January 27th

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, February 23, 2026, 7:00 pm, via Zoom
YouTube Livestream: <https://www.youtube.com/watch?v=w1Ttd7e8iW4>

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

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

All in favor. Motion carried.

Chair Vallas called for the Adoption of the Minutes from the January 2026 Board Meeting. Motion by BM Capetanakis, seconded by BM Bova.

All in favor. Motion carried.

PUBLIC SESSION

Maia Yedin representing Senator Gounardes:

- Greeted everyone and announced that anyone who was scheduled for tax assistance during the storm will have their session rescheduled. Through Councilwoman Santasuosso's Bay Ridge office, there will continue to be free tax prep, by appointment, every Monday and Thursday throughout tax season with additional popups at the Gowanus office on March 6, March 13 and March 20.

Amalia Kostalas representing Assmeblyman Michael Tannousis:

- Greeted everyone and left information on how to contact the Assemblyman's office in case anyone needs assistance.

Mirza Medunjanin from PineappleRide:

- Greeted everyone and announced that his non-profit, PineappleRide, will submit a SAPO application to hold a pop-up event on April 4th by the 69th St Pier. The event will have a DJ, free refreshments, children's activities and the FDNY CPR unit will hold a demonstration.

Sergey Chuprick representing the Comptroller's Office:

- Greeted everyone and announced that the office just released its first comprehensive report on Minority and Women-owned Business Enterprises. The office is hoping to attract more of these businesses to apply for city contracts.

PUBLIC HEARING

In the matter of a new wine, beer, cider license for Mikawa Japanese Fusion located at 7407 3rd Avenue Brooklyn, NY 11209. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Mikawa Japanese Fusion, unless they agree 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 Monday – Thursday 11:00 AM – 10:00 PM, Friday 11:30 AM to 11 PM Saturday 12:00 PM – 11:00 PM and Sunday 12:30 PM to 11:00 PM.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. There will be no outdoor use.**
- 9. The doors and windows shall remain closed with any amplified music.**
- 10. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 11. There will be at least 20% visibility view into the establishment at eye level.**
- 12. Once the SLA license is obtained, the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
- 13. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.**

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

In the matter of a temporary retail permit and removal and relocation of a liquor, wine, beer, cider license for Schnitzel Haus, now located at 114 Bay Ridge Avenue, Brooklyn, NY 11220. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Schnitzel Haus, unless they agree 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 Monday – Thursday 4:00 PM - 10:00 PM, Friday, 4:00 PM - 12:00 AM, Saturday 12:00 PM – 12:00 AM and Sunday 2:00 PM - 10:00 PM.**

6. **There will be no smoking permitted.**
7. **There will be no outdoor music.**
8. **There will be no outdoor use.**
9. **The doors and windows shall remain closed with any amplified music.**
10. **Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
11. **There will be at least 20% visibility view into the establishment at eye level.**
12. **Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**
13. **The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.**

BM Falutico inquired about whether there should be a timeframe for the removal of the rear extension. Chair Elisson replied that the applicant is meeting with the building owner and architect this week about taking it down, but he does not currently know the timeframe.

BM Simone-Mahaney asked if the board could have the applicant report back once it is down, which Chair Elisson affirmed. She asked for further clarification as to whether the board is voting on both the relocation and temporary permit at the same time, which was also affirmed.

Motion seconded by BM Bova. 30 in favor, one abstention- BM Lovejoy; motion carried.

In the matter of the adoption and support of the Capital and Expense Priorities for Fiscal Year 2027, Chair Vallas opened the hearing.

Motion: CB10 to reaffirm the Fiscal Year 2027 Capital and Expense Budget Priorities in a statement to the Office of Management and Budget. Additionally, CB10 will send the capital and expense priority list, with the agency responses, to all elected officials representing Community District 10 to assist in obtaining funds for needed projects.

Motion from the floor by BM Joudeh, seconded by BM Capetanakis. 29 in favor; 1 opposed - BM Hatzis, 1 recusal - BM Day. Motion Carried.

DISTRICT MANAGER’S REPORT – See Attached

BM Falutico inquired about whether the ban on solid panel security grilles applies to existing businesses utilizing these grilles – BM Beckmann confirmed that it does and that she will distribute a link to board members with further information that they can forward along.

BM Joudeh and BM Greenfield Masyr expressed their opposition to Mayor Mamdani re-opening schools so soon after the recent blizzard.

TREASURER’S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC & TRANSPORTATION COMMITTEE

Traffic and Transportation Chair Capetanakis rendered the Committee report. See Attached

Motion: CB10 to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Street, on 5/31/2026, from 10:00 AM to 6:00 PM, event #899156, with the following stipulations (these stipulations are the same as the 2025 approval stipulations):

- **NYPD amplified sound permit to end at 6PM.**
- **Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **DSNY must begin cleaning after the event closes at 6PM.**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.**
- **Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

29 in favor, 2 recusals – BM Day and BM Lovejoy. Motion Carried.

Motion: CB10 to approve the application for the 3rd Avenue Festival, located on 3rd Avenue between Bay Ridge Avenue and 94th Street, on 09/27/2026, from 10:00 AM to 6:00 PM, event #899559, with the following stipulations:

- **NYPD amplified sound permit to end at 6 pm**
- **Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.**
- **DSNY MUST COMMENCE CLEANING AT 6 PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants**
- **All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.**

- **Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.**
- **Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.**
- **Distribution of Festival regulations to all participating vendors and merchants.**
- **The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.**

30 in favor. 1 recusal - BM Day. Motion Carried unanimously.

Motion: CB10 to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets and 85th Street between Ridge Blvd. and Colonial Road, on 9/17/2026 through 9/20/2026, from 10:00 AM to 10:00 PM event #s 906751 and 906752 with the following stipulations:

- **Music will end at 10:00 PM**
- **Remove all rides by Tuesday after the event**
- **Any removal of DOT Alternate Sign Parking (ASP) signs require a permit and replacement**
- **Sidewalk clearance for pedestrians**

BM Stewart inquired about any feedback from residents of 85th St. DM Beckmann stated that one resident stated that the organizers were responsive to neighbor complaints and that most feedback was positive.

29 in favor, 2 recusals – BM Elisson and BM Vallas. Motion Carried.

Motion: CB10 to send a letter to NYC DOT, and copies to elected officials, outlining concerns and comments about DOT’s proposed expansion of truck routes to include Third Avenue from 86th St to 65th St and 86th St from 3rd Avenue to Fort Hamilton Parkway.

Discussion followed about the wisdom of making Third Avenue a truck route given its dense residential and commercial nature. Board members expressed concerns about increased safety risks for pedestrians and children due to large trucks, heightened noise and air pollution, and negative impacts on existing businesses and outdoor dining. Additionally, requests were made to have DOT meet directly with CB10 to discuss the matter and for the board to reach out to the BIDs, CB7 and other local stakeholders. DM Beckmann clarified that the proposal has not yet entered into the official rulemaking phase and that there will be further opportunities for public comment during the official hearings.

30 in favor, 1 recusal – BM Edmonds. Motion carried.

PARKS COMMITTEE

Chair Stewart rendered the Committee report. See Attached.

Motion: CB10 to pass a resolution in support of the Brooklyn Parks and Open Space Conference.

Motion seconded by BM Elisson. All in favor. Motion Carried unanimously.

JOINT YOUTH SERVICES, EDUCATION & LIBRARIES COMMITTEE & OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

Committee Chair Greenfield Masyr rendered the informational report. See Attached.

OLD BUSINESS

BM Edmonds spoke about the need for something to be done to improve the cleanliness and safety of buses and subways. BM Greenfield Masyr and BM Mowery agreed, stating that in the past there were successful efforts to clean up the subway when resources were provided for the effort.

NEW BUSINESS

BM Joudeh invited everyone to an Iftar Dinner on March 6 at the Beit El Maqdis Islamic Center on 6th Avenue.

Seeing no further business, Chair Vallas adjourned the meeting at 8:45 pm.

POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10

Date/Time: February 19, 2026

Call to order: 7:00 PM

Place: Hybrid Meeting, CB10 Office/Zoom

Quorum: Quorum, but not in person Quorum (See attached)

The Police and Public Safety Committee meeting was held on February 19, 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 Mikawa Japanese Fusion located at 7407 3rd Avenue
2. SLA Change in class to liquor, wine, beer and cider for Sky Lounge located at 6709 3rd Avenue.
3. SLA review for liquor, wine, beer and cider for Schnitzel House new location 114 Bay Ridge Avenue.
4. New and old Business

New SLA license wine, beer, cider license for Mikawa Japanese Fusion located at 7407 3rd Avenue

The owner/applicant Wan Qian Lin was present on Zoom. This is a new owner with no change in the method of operation. Hours of operation will be Monday – Thursday 11:00 AM – 10:00 PM, Friday 11:30 AM - 11 PM Saturday 12:00 PM – 11:00 PM and Sunday 12:30 PM - 11:00 PM. The location has been operating as a restaurant since 2020 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 14 tables with 50 seats. The applicant did provide a menu and floor plan of location. There is no C/O, but the applicant did supply a letter of no objection. The applicant does have prior experience in managing a restaurant.

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 Monday – Thursday 11:00 AM – 10:00 PM, Friday 11:30 AM to 11 PM Saturday 12:00 PM – 11:00 PM and Sunday 12:30 PM to 11:00 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. There will be no outdoor use.
9. The doors and windows shall remain closed with any amplified music.
10. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.

11. There will be at least 20% visibility view into the establishment at eye level.
12. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
13. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

The applicant agreed and the motion passed unanimously in favor.

SLA Change in class to liquor, wine, beer and cider for Sky Lounge located at 6709 3rd Avenue.

There were some issues with this applicant. The applicant withdrew and will return to the Police and Public Safety Committee meeting on March 12, 2026.

SLA review for liquor, wine, beer and cider for Schnitzel House new location 114 Bay Ridge Avenue.

The applicants Alfred Urban and Amber Urban were present at CB 10 office. Schnitzel House is requesting a temporary retail permit and removal of their license from their previous premises at 7319 5th Avenue. Schnitzel House has been operating for the past 18 years. There has been only one 311 complaint about noise, otherwise there has been no adverse history at 5th Avenue location in the past 3 years. Local neighbors reached out to the district office over concerns about the use of the rear yard on an enclosed space that was put up by the previous occupants. The structure was erected in the yard area without proper permits approximately 45 years ago. The district office received over 60 emails in support of Schnitzel House and 2 emails in opposition. The applicant will not be using the rear yard and the structure that was improperly erected will be removed by the building owner.

The applicant will host private parties. There will be background music as well as live music. The location of 114 Bay Ridge Ave does have a Certificate of Occupancy dated July 1, 1946, and the first floor has an occupancy of 47 for a restaurant, bar and grill. There will be 36 seats with 18 tables. The hours of operation will be Monday – Thursday 4 PM - 10 PM, Friday 4 PM - 12 AM, Saturday 12 PM - 12 AM and on Sunday 2 PM - 10 PM. The applicant provided a floor plan, menu, photos in and out, and a security plan. The applicant also has added additional acoustic wall panels along with additional sheetrock to the ceiling. The applicant is meeting with the building owner, architects and DOB liaison in removal of the rear yard structure. The applicant does not intend to use the rear yard. Approximately 30 area residents came in person to the meeting as well as several on Zoom in support of Schnitzel House.

A motion was made to deny the applicant unless they agree 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 Monday – Thursday 4:00 PM - 10:00 PM, Friday, 4:00 PM - 12:00 AM, Saturday 12:00 PM – 12:00 AM and Sunday 2:00 PM - 10:00 PM.
- 6 There will be no smoking permitted.
- 7 There will be no outdoor music.
- 8 There will be no outdoor use.
- 9 The doors and windows shall remain closed with any amplified music.
- 10 Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
- 11 There will be at least 20% visibility view into the establishment at eye level.
- 12 Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
- 13 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 with one abstention.

New and Old Business:

In our PPS meeting on November 12, 2025, we had a review of application for OV Enterprises LLC, 9206 3rd Avenue, Brooklyn, NY 11209 for a new adult use retail cannabis dispensary license. We rendered a positive opinion, and they have recently been granted a license, but our stipulation will not be enforced by the office of Cannabis management. Our stipulation read as follows:

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

It will be up to the community to monitor OV enterprises to see that abide by the stipulation outlined.

The District Office recently received several emails and questions in regard RMAN Holdings d/b/a Kaya Bliss located at 8412 3rd Avenue about the planned opening of a lounge at

the current licensed retail dispensary. Kaya Bliss has been issued a partial stop work order by the Department of Buildings (DOB) for work without a permit. The district office emailed the Office of Cannabis Management (OCM) with several questions. OCM did respond back to the district office stating that currently there are no licensed consumption lounges. They are in the process of writing the consumption lounge regulations. Once they have completed writing the proposed regulations, they will open the 60-day public comment period.

The committee was updated on the new Proximity Protections from OCM that affect distances of Cannabis retail shops to proximity to schools and houses of worship. As in previous meetings, the OCM regulations were not in accordance with the law. The law has since been amended to reflect on how OCM measures distances to schools and a house of worship. The law was to the property line and not the same road in the measurements. The amended law is measurements door to door and on the same street.

The committee discussed recent incidents of a victim pushed onto the tracks at 53rd Street on the R Train and a second woman struck in the head. Both victims sustained injuries and the perpetrator was arrested. Some tips relayed are:

1. Be aware of your surroundings
2. Don't keep your head down on your phone
3. Stand away from the edge of the platform or wait upstairs by the booth for the train.
4. Don't wear flashy jewelry

The 068 Pct has recently had several air bags stolen from vehicles. PO Gandour was present at the meeting and relayed some crime prevention tips.

1. Use a steering wheel lock,
2. Park in a well-lighted area since most of these incidents happen at night.
3. Use wheel locks on rims
4. Lock your vehicles

One resident had several issues with the old Prince Hotel where there have been several drug paraphernalia littering the streets, fights in the streets and loud noise complaints. The NYPD has responded there several times and has this location on their radar.

Meeting ended at approximately 8:05 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 Judith Collins

Zoom

BM Elizabeth Edmonds

BM Liz Lovejoy

BM Jonathan Bova

BM Donna Marie Carrera

BM Ruth Greenfield Masyr

Absent:

BM Xuhui Ni

BM Michael Huang

Excused

BM Salah Altayeb

BM Husam Rimawi

BM Barbra Vellucci

Hana Sushi

Owner Mei Xiang Chi

068 Pct.

PO Gandor

Mikawa Sushi Studio Inc.

Wan Qian Lin

Schnitzel House

Alfred Urban

Amber Urban

Good Evening Everyone,

I wish we could have been in person but happy to be here tonight on Zoom!

I wanted to start my report to share that as of 4:30, the emergency order was lifted by the Mayor and that is good news as the cleanup continues. A big thank you to the New York City Department of Sanitation Workers and all essential workers who are helping New Yorkers through this blizzard. The district office would like to especially thank all who work in BK10, which is our home district, especially our relatively new superintendent Jonathan Coletti for his responsiveness to service requests from residents in CB10 as well as to the district office.

I would say that overall, the cleanup is going well. It's moving forward given the enormity of the storm. Today the district office operated remotely. We were notified by Con Edison that crews were troubleshooting a sparking transformer at 6905 13th Avenue. At this time the control center reported no outages associated with that event; they promised to keep the district office updated. There were also a few downed trees throughout the district that we reported and were addressed. And of course, some concerns raised by residents about plowing in the district and concerns about school starting tomorrow and crosswalks and overpasses. We have a list of overpasses that are really in need of inter-agency support often to have snow removed, we were in contact with Department of Sanitation about that.

Many of you know that the Fort Hamilton Parkway overpass over I278 is being refurbished. We received calls from neighbors regarding the removal of a live tree on Fort Hamilton Parkway off 82nd Street. The office contacted the New York City Parks Department as well as the contractor to ask about that removal and questioned the condition of other large London plane trees on the street and making sure that those trees are protected. I hope to have an update for all of you soon.

I wanted to share with you, also, that CB10 has partnered with NYU Langone medical center and the 68th Precinct Community Council to sponsor a community baby shower entitled "We are Family" to benefit the healing centers, domestic violence centers, the pregnancy center of Staten Island and Brooklyn, and the women's empowerment coalition of New York and Mixteca. I will be sharing information on what items can be donated if you are interested. They went out on today's e-news blast. Please make sure to take a look, and I'll be sending it out to board members as well. The community baby shower will take place on Saturday, March 14th at 11:00 a.m. at the Bay Ridge Center. CB10's district office is a drop-off location. If you'd like to donate to the event and you can't make it on the 14th, you can always swing by the district office and drop off donations.

Just a few quick announcements. The Department of Sanitation has shared that trash collection will be delayed during snow operations. They asked me to share that if you have Monday or Tuesday recycling, to please hold your material if you can until next week. The Department of Sanitation will prioritize trash and compost once collection resumes and will notify the board so that we can share with the public. The New York City Department of Buildings issued an advisory to remind business owners that the open grill security gates bill that was adopted in 2009 has gone into effect which created security grills requirement to have a certain amount of percentage of it to be open so that you can view inside the commercial store use. There's also information on our website as well as in our newsletter and certainly, we're in touch with our local businesses to just remind them of the information about this bill.

Our next meeting will take place on Monday, March 16th, 7:00 p.m. at the Knights of Columbus. Thank you all for being here tonight and be safe in the weather.

Respectfully submitted,

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

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
DISTRICT MANAGER		7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
COMMUNITY COORDINATOR		\$12,083.26	\$181,234.89	\$12,083.26	\$12,083.26	\$12,083.26	\$12,083.26	\$18,124.89	\$96,666.08					\$58,744.69
COMMUNITY ASSOCIATE		\$7,346.51	\$11,006.61	\$7,337.74	\$7,346.49	\$7,346.49	\$7,345.96	\$11,014.86	\$17,712.12					\$0.00
COMMUNITY ASSISTANT		2023.15	\$3,115.83	\$2,121.93	\$2,146.32	\$2,048.76	\$2,697.38	\$3,508.75	\$0.00					\$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	\$32,648.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173,122.89

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/29/2026	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
10B	Telephone	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	
10X	Infra-ctiv Supplies													
40B	Infra-ctiv Telephone													
100	Supplies & Materials	62.69				45.19		205.75						
101	Printing Supplies													
117	Postage		170.00											
170	Cleaning Supplies													
199	Data Processing Supplies													
302	Telecomm Equipment													
314	Office Furniture					185.08								
315	Office Equipment							120.00						
319	Security Equipment	120.00		120.00										
332	Data Process Equipment													
337	Books													
402	Tel. Communications													
412	Rental Misc Equip		74.82			88.80		88.80						
417	Advertising					112.23								
431	Leasing Misc Equip													
451	Local Travel Expenditures													
602	Telecomm Maintenance	111.30	602.00	113.68	58.03		58.03	58.03						
612	Office Equip Maint													
613	Data Process Equipment													
615	Printing	85.00	450.00											
622	Temporary Services-contractual							142.00						
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	\$784.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,786.76
Total PS and OTFS Expenses		22,685.30	33,766.14	21,856.60	21,802.89	22,351.00	23,014.65	33,433.07	0.00	0.00	0.00	0.00	0.00	178,909.65

Total Unencumbered Budget	Balance														\$118,850.35
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Respectfully submitted,
Shirley Chirley
Shirley Chirley, Treasurer

**Traffic and Transportation Committee February 2026 Report
February 17, 2026**

Attendance:

Virtual : Jaynemie Capetanakis Chair
 Chris Ceserani
 Doris Cruz
 Staley Dietrich
 Konstantin Hatzis
 Romeo Petric

In Person : Carmen Feliciano
 Lawrence Stelter

Excused: Daniel Loud, Stephanie Simone Mahaney and Steve Harrison

Review of SAPO 2025 Festival Applications

On Tuesday, February 17, 2026 Traffic and Transportation Committee met in virtual quorum to review Street Activity Permit Office (or SAPO) applications for calendar year 2026.

The Community Board has an advisory role reviewing Street Activity Permit Office (SAPO) applications, providing approvals, approvals with stipulations, or denials. SAPO has the final decision after review from agency feedback. The Committee discussed applications for the 5th Avenue Festival, the 3rd Avenue Festival, and the Holy Cross Greek Cultural Festival, and representatives from each were in attendance.

Each SAPO application was approved with stipulations. The Fifth and Third Avenue festivals have been successful in years past as both are community-oriented events.

Our first item on the agenda was the 5th Avenue Festival, Event ID 899156. This event was represented by Liz Lovejoy Exec. Director 5th Avenue BID and Chip Cafiero.

The Date is Sunday May 31, 2026

The Event time is from 10 am to 6 pm

The Location is on 5th Avenue between Bay Ridge Avenue and 85th Street

We had a motion to approve the application for the 5th Avenue Festival, located at 5th Avenue between Bay Ridge Avenue and 85th Street, on 5/31/2026, from 10:00 AM to 6:00 PM, event #899156, with the following stipulations (these stipulations are the same as the 2025 approval stipulations):

- NYPD amplified sound permit to end at 6PM.
- Amplified sound permits will be issued at the discretion of the Fifth Avenue Business Improvement District and all applicants must adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY must begin cleaning after the event closes at 6PM.
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during the event.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.
- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Fifth Avenue BID as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

Once again, we had a motion and the committee voted in favor of this application. Do we have any questions or discussion? We are ready to vote on the committee's motion in favor of this application. All in favor; any opposed; any abstentions or recusals.

Our second item was the Holy Cross Greek Cultural Festival – represented by Demetrius Kalamaras

The Dates are Thursday, September 17, 2026 to Sunday, September 20, 2026

There are two Event IDs, numbers 906751 and 906752. One is for Ridge Boulevard between 84th and 86th Streets and the other is for 85th Street between Ridge Boulevard and Colonial Road.

The Event time is from 10 am to 10 pm, including setup and breakdown

The Location is on Ridge Blvd, 84th, 85th Street & 86th Street; and on 85th Street Between Ridge Blvd and Colonial Road

Motion to approve the application for the Holy Cross Greek Cultural Festival, located at Ridge Boulevard between 84th and 86th Streets and 85th Street between Ridge Blvd and Colonial Road, on 9/17/2026 through 9/20/2026, from 10:00 AM to 10:00 PM event #s 906751 and 906752 with the following stipulations (these stipulations are the same as the 2024 approval stipulations):

- Music will end at 10:00 PM
- Remove all rides by Tuesday
- Any removal of DOT Alternate Sign Parking (ASP) signs require a permit and replacement
- Sidewalk clearance for pedestrians

Once again, we had a motion and the committee voted in favor of this application. Do we have any questions or discussion? We are ready to vote on the committee's motion in favor of this application. All in favor; any opposed; any abstentions or recusals.

Our third item on the agenda was the 3rd Avenue Festival – represented by Leo Bifulco

The Date is Sunday September 27, 2026

The Event ID is 899559

The Event time is from 10 am to 6 pm

The Location is on 3rd Avenue between Bay Ridge Avenue and 94th Street

Motion to approve the application for the 3rd Avenue Festival, located at 3rd Avenue between Bay Ridge Avenue and 94th Street, on 09/27/2026, from 10:00 AM to 6:00 PM, event #899559, with the following stipulations:

- NYPD amplified sound permit to end at 6 pm
- Amplified sound permits will be issued at the discretion of the Third Avenue Merchants and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of permits must be provided to Community Board Ten.
- DSNY MUST COMMENCE CLEANING AT 6 PM. The starting location of the cleaning path shall be decided in consultation with Third Avenue Merchants
- All SLA licensed premises applying for one day outdoor use must submit a signed letter notifying Community Board Ten that their SLA licensed premises received the SAPO Festival Rules as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events.
- Violations of SAPO Rules will be subject to enforcement. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.

- Establishments that do not obtain a one-day SLA Permit will NOT be permitted to serve alcohol. Festival Marshalls must report any vendor or business selling alcohol to the NYPD for enforcement.
- Distribution of Festival regulations to all participating vendors and merchants.
- The Third Avenue Merchants as sponsor will attend an interagency meeting organized by Community Board Ten with the leadership of the NYPD, DSNY, SLA, SAPO and DOT.

Once again, we had a motion and the committee voted in favor of this application. Do we have any questions or discussion? We are ready to vote on the committee's motion in favor of this application. All in favor; any opposed; any abstentions or recusals.

Next we had an informational presentation by Mirza Medunjanin, Cofounder of Pineapple Ride. They are a nonprofit organization that promotes safe cycling and exploring lesser-known parts of NYC. They have held various pop-up events since 2024, including a number at 9100 Bay Parkway – near Caesar's Bay. They are hoping to hold a similar event by the 69th St. Pier this upcoming spring and will be applying with SAPO. Also in attendance was Jim Landers of Street Lab. Street Lab is a community partner that activates local streets during events with various street-level tables, chairs, and games. Jim introduced himself and will be partnering with Pineapple Ride for this street event planned for April 4th. The committee was assured that any activity by the pier will maintain emergency lane access plus work with the Owls Head treatment center to ensure they have road access. We will hear more about this and this group may potentially apply for more programming next year.

Our last item was the NYC Truck Route Network Redesign Report and the New Additions in CB10

As part of Local Law 171 of 2023, DOT is required to propose changes to the Truck Route Network, focusing on enhancing safety, increasing visibility and reducing traffic congestion while fostering a culture of compliance with the rules. According to the NYC DOT, the designation of truck routes is guided by a set of key principles designed to ensure that the network supports the efficient movement of goods while minimizing impacts on the surrounding communities.

Existing NYC DOT Truck Routes in CB10 were presented in a Map and includes 65th Street,
7th Avenue both service roads to 92nd Street

86th Street from Fort Hamilton Parkway to 14th Avenue
92nd Street from Fort Hamilton Parkway to 7th Avenue

DOT provided a PowerPoint for our committee to review and welcomed the opportunity to receive questions or comments from the Traffic and Transportation Committee and will be happy to respond and provide clarification as needed before Rulemaking begins.

Approximately 13 miles of new truck routes are being added to Brooklyn, and almost 1 mile of truck routes are being removed. Please note, the full list of changes are well beyond CB 10, however, that is the focus of our discussion. New routes are proposed where there are existing gaps in network, making enforcement difficult.

**** In CB10 the new truck route includes 3rd Avenue from 65th Street to 86th Street, 86th Street from 3rd Avenue to meet with the existing Fort Hamilton Parkway truck route in CB10. Currently, the 3rd Avenue truck route dead-ends at 65th Street. This extension connects the existing truck route along Third Avenue from 65th Street to 86th Street, where currently no truck routes exist in the core Bay Ridge area. The extension of existing 86th Street truck route west to connect with Third Avenue would be in a high-density commercial corridor.**

Proposed Changes:



- **New York City Truck Route Network Redesign Report** Committee members reviewed the proposed redesign of truck routes, which is part of Local Law 171 (2023) and aims to enhance safety and visibility. Two new areas in Community Board 10 are proposed for truck routes: Third Avenue (from 65th to 86th Street) and 86th Street (from Third Avenue to Fort Hamilton Parkway). Committee members expressed significant concerns about the proposed routes, citing potential negative impacts on safety for pedestrians and children, increased congestion, noise, and air pollution in already busy commercial and residential areas.
- They emphasized the need for a more thorough study, alternative routes including 7th Avenue, and community input, particularly regarding the challenges

posed by large 53-foot trucks. The committee discussed the challenges given that the Truck Routes are in effect 24 hours a day for 365 days per year. Third Avenue is home to numerous residents, businesses and festivals, as was discussed this evening, which will all be impacted by this change. The committee unanimously agreed to send a letter to DOT detailing their feedback and concerns,

We have a Motion: To send a letter to NYC DOT and copies to elected officials in CB10 outlining concerns and comments about the DOT's proposed extension of truck routes to include 3rd Avenue from 65th Street to 86th Street and 86th Street from 3rd Avenue to Fort Hamilton Parkway. Committee members voiced strong concerns regarding:

- **Increased congestion** Third Avenue is already a busy commercial corridor with schools, restaurants, and buses which includes Outdoor Dining.
- **Safety risks** The presence of 53-foot trucks on a street with shared bike lanes, delivery workers, pedestrians, and children is seen as an accident waiting to happen. Concerns were also raised about large trucks making turns onto 86th Street and side streets.
- **Environmental impact** Added pollution and noise pollution from increased truck traffic.
- **Impact on quality of life** Outdoor dining would be negatively affected by large trucks passing by.
- **Infrastructure strain** Overweight trucks can cause significant damage to roads, leading to expensive repairs.

Questions to ask NYC DOT from CB10 Board Members following the meeting.

1. Did DOT do traffic studies along the proposed truck route. Specifically at 65th Street & 3rd Avenue, 75th Street & 3rd Avenue, 86th Street & 3rd Avenue, 86th Street & 5th Avenue, 86th Street & Ft. Hamilton Parkway, Gatling Place at 86th Street and 92nd Street.
2. Can CB10 receive copies of those reports?
3. If DOT moves ahead with this, will they enforce limits on overweight trucks? (Specifically with passive devices in the roadway that detect the weight and ticket overweight trucks.)
4. Why are they proceeding with a plan to put trucks on residential streets when NYC is already moving ahead with moving containers by water, using the "blue highway"? They are already moving cargo by water from the Red Hook Marine Terminal to Manhattan and there are suggestions to reconfigure the downtown heliport for use as a marine transfer station. There are reports and recommendations from NYEDC, the Waterfront Alliance and others recommending using NYC waterways to move freight.

Once again, we had a motion and the committee voted in favor of sending this letter. Do we have any questions or discussion? We are ready to vote on the committee's motion in favor of sending this letter. All in favor; any opposed; any abstentions or recusals.

**Thank you,
Respectfully Submitted,
Jaynemie Capetanakis**

J Capetanakis

Parks Committee Minutes

February 11, 2026

The parks committee met on February 11, 2026. Present at the district office were district manager Josephine Beckmann, committee chair Henry Stewart, and committee member Jonathan Bova. Present on Zoom were committee members Ralph Carmosino, Chris Ellison, and Romeo Petric.

The committee convened to discuss the Brooklyn Parks and Open Space Conference being held on March 28. Organized by CB 9, and co-organized by CBs 16 and 17, the Prospect Park Alliance, and the Brooklyn Parks and Open Spaces Coalition, the event will bring together community board members and other stakeholders to discuss the state of parks in Brooklyn today. It will feature various workshops. Each board will also give a brief presentation about the parks in their district, their concerns and challenges, and a wish list of improvements.

CB 10 has many acres of parkland and many needs when it comes to parks. More than 60 percent of the board's capital expense priorities are directed at parks. The committee agreed that we need a larger expense budget, to cover gardeners, general maintenance and safety enforcement, as well as more capital investments in maintenance and refurbishment, particularly for comfort stations and perimeter sidewalks. Better maintained facilities also improve safety. Waterfront resiliency is also a top concern, including the bike path and the sea wall. There's also a need to cultivate volunteers and to inspect aging street trees. There's no public pool.

Conference organizers also asked the board to highlight a success story. DM Beckmann floated two. Students at Fort Hamilton High School organized to advocate for improvements to the athletic field, which led to the School Construction Authority partnering with parks to fund and expedite improvements. Interagency support can make things happen. Similarly, the bike path's integration with the larger Greenway initiative has created more stakeholders, leading to more support, including from the state.

The organizers also asked that the board pass a resolution in support of the upcoming conference. The committee approved the draft resolution unanimously.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Henry Stewart

Henry Stewart

Community Board 10
Report of Joint Meeting of Older Adult Issues, Housing, Health & Welfare Committee
and Youth Services, Education, & Libraries Committee
February 23, 2026, 7:00pm

A joint meeting of the Older Adult Issues, Housing, Health, and Welfare Committee and the Youth Services, Education, & Libraries Committee, was held Tuesday, January 27 at 7:00pm as a hybrid meeting. It was attended by members of both committees, members of the community including students, and invited presenters.

Presenters included Dr. Jake Goldering and Dr. Dara Khatib, both medical doctors from NYU Langone Hospital and Leilah Molina from Public Health Solutions.

We were presented with information about the background of vaping in the US, who vapes? How your lungs function when a person vapes as opposed to when they don't vape.

Vaping was first introduced to the US in 2007 from China and in 2010, it was recognized that regulations were needed. A vape cigarette has a heat source and when you breathe in the vape, there is no smoke or odor. This makes it easy to conceal when a person is vaping. Teens & adults often think that they are breathing in water vapor and therefore it is safer than tobacco products. However, all vape cigarettes contain chemicals that are dangerous to one's lungs including formaldehyde, which is an embalming fluid.

Vaping causes cellular breakdown, mucous, wheezing, and clogs the alveoli in the lungs, causing impairment in gas exchange. Those who vape are 43% more likely to get a chronic illness. It impacts the heart, brain, and can cause blood flow problems. It can lead to addiction because e-cigarettes contain nicotine and it can be a gateway drug to other addictions.

We are seeing the acute short-term effects of vaping but don't yet know the long-term effects. There is no tobacco in vaping but we don't know yet if there will be less lung cancer. Likely we will not see these results for about 20-25 years as previously occurred with cigarette deaths.

Alcohol is down in teens and vaping is rising. 32,000 HS students self-reported that they vape which likely means that the real number is likely greater. It is good to talk to kids early. Not with scare tactics but with the reality of the harmful physical effects.

Leila Molina spoke about her organizations focus to build community awareness and educate kids on the dangers of vaping and the mass marketing that is being done to lure them into vaping. E-cigarettes are readily available in stores for kids to purchase. They are cheaper than tobacco cigarettes and available in a myriad of appealing flavors, colors,

and shapes. They are disguised as toys, games, or lipstick among other gimmicks. Additionally, e-cigarettes carry much social pressure that is hard for kids to resist.

Ms. Molina is available to present to school groups and community organizations. She can be reached at c: 646-951-1173.

We thanked our guests for this update.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruth Greenfield Masyr".

Ruth Greenfield Masyr
Chair, Older Adults, Health, Housing & Welfare Committee

A handwritten signature in cursive script that reads "Pierre Lehu" followed by the initials "Rgm".

Pierre Lehu
Chair, Youth Services, Education, & Libraries Committee

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Fat Boy Noodle Bar Inc. 308 86 th Street	Amended Notice 02/10/2026	wine, beer, cider
Maguey Restaurant Corp. 6602 14 th Avenue	Renewal 02/13/2026	liquor, wine, beer, cider
Cramaltha Inc. d/b/a Kelly's Tavern 9259 Fourth Avenue	Renewal 02/17/2026	liquor, wine, beer, cider
Kate Steak Corp d/b/a TBD 9226 4th Avenue	New* 02/19/2026	liquor, wine, beer, cider
Parc Oasis Inc. 6403 11th Avenue	Renewal 02/20/2026	liquor, wine, beer, cider
Las Puertas Hospitality Group LLC 8324 3rd Avenue	Renewal 02/26/2026	liquor, wine, beer, cider
Le Sajj Restaurant Corp 8221 5th Avenue	Renewal 02/27/2026	liquor, wine, beer, cider

*Has been invited to the March 2026 Police and Public Safety Committee Meeting