

**Community Board 10 Board Meeting Member Attendance**  
**March 16, 2026, 7:00pm, Knights of Columbus, 1305 86<sup>th</sup> St.**

**Board Members Present:25**

Jonathan Bova  
Tracie Britton  
Christopher Cesarani  
Judith Collins  
Richard Day  
Carmelo DiBartolo  
Staley Dietrich  
Elizabeth Edmonds  
Chris Elisson  
Carmen Feliciano  
Konstantin Hatzis  
Pierre Lehu  
Huazhao Liang  
Daniel Loud  
Elizabeth Lovejoy  
Stephanie Simone-Mahaney  
Ruth Greenfield Masyr  
Marie Mirville-Shahzada  
Danielle Mowery  
Xuhui Ni  
Dr. Husam Rimawi  
Henry Stewart  
Julie Thum  
Sandy Vallas  
Barbara Vellucci

**Board Members Excused: 19**

Salah Altayeb  
Ibrahim Anse  
Jaynemie Capetanakis  
Ralph Carosino  
Donna Carrera  
Shirley Chin  
Doris Cruz  
Ann Falutico  
Senja Frangipani  
Barbara Germack  
Stephen Harrison  
Habib Joudeh  
Stella Kokolis  
Steven Linkh  
Joseph Loccisano  
Essa Masoud  
Francis Milea  
Romeo Petric  
Lawrence Stelter

**Board Members Absent: 2**

Michael Huang  
Yanfei Wu

**AGENDA**  
**COMMUNITY BOARD 10 GENERAL MEETING**  
March 16, 2026; Knights of Columbus, 1305 86<sup>th</sup> Street; 7:00 pm  
YouTube Livestream: <https://youtube.com/live/anZb3tqGca8>

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**ADOPTION OF MINUTES**

February 23, 2026 Board Meeting

**PUBLIC SESSION**

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

**PUBLIC HEARINGS**

SLA liquor, wine, beer, cider application at Kate  
Steak Corp., 9226 4<sup>th</sup> Avenue

Committee Report and Recommendation  
Discussion and Vote

**CHAIR REPORT**

**DISTRICT MANAGER REPORT**

**TREASURER REPORT**

**COMMITTEE REPORTS**

**TRAFFIC AND TRANSPORTATION COMMITTEE**

Update regarding Pedestrian Safety Report

Committee Report and Recommendation  
Discussion and Vote

Update regarding 4<sup>th</sup> Avenue Bike Lane Audit

Committee Report and Recommendation  
Discussion and Vote

**ZONING AND LAND USE COMMITTEE**

Update regarding CB10 Landmarking Project

Informational Report

Update regarding upcoming Dept. of City Planning  
Applications filed within CD10

Informational Report

**POLICE AND PUBLIC SAFETY COMMITTEE**

**Update regarding presentation by CERT  
Representatives**

**Informational Report**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Community Board 10 General Board Meeting Minutes**  
**Monday, March 16, 2026, 7:00 pm, Knights of Columbus, 1305 86<sup>th</sup> Street**  
**YouTube Livestream: <https://www.youtube.com/watch?v=3WcuQVTWOg4>**

Chair Vallas called the meeting to order at 7:15 and led the Honor of the Pledge.

As a quorum had not yet been reached, the meeting began with the public session.

**PUBLIC SESSION**

Michael Coppotelli representing Assemblyman Michael Tannousis:

- Greeted everyone and announced that Basil Capetanakis who often attended Community Board Ten meetings on behalf of the Assemblyman, has left to go back to school.
- Recognized Chairman Vallas for being honored by Assemblyman Tannousis during the Annual Greek Independence Day Celebration event in Albany.

Tori Kelly representing Senator Andrew Gounardes:

- Greeted everyone and gave an update on the Senator's legislative priorities of preventing reckless driving and protecting children online.
- Announced that the office on Carol Street will be hosting an unclaimed funds event on March 25<sup>th</sup>, and an OMNI Van on March 30<sup>th</sup>. Additionally, the spring shredding event in the St. Anselm's parking lot will be on May 9<sup>th</sup>.

Colonel Misty Cantwell from the Fort Hamilton Army Garrison:

- Greeted everyone and announced that Veterans Affairs will be hosting a health and welfare fair at the base which will be open to the community.

Jessica Kallo representing the Brooklyn Borough President:

- Greeted everyone and announced that Borough Hall is offering tax prep services during the tax season as well as offering ongoing constituent services which can be utilized if anyone needs help navigating the changes to SNAP benefits.

Lauren Avellino representing New York Presbyterian:

- Greeted everyone and announced that New York Presbyterian's new medical practice at the former location of TJ Maxx on 86<sup>th</sup> St and 5<sup>th</sup> Avenue will be opening on March 31st.

Dr. Noni Thomas Lopez representing Poly Prep Country Day School:

- Greeted everyone and introduced herself as the Head of Poly Prep.
- Discussed two recent incidents of students being struck or nearly struck by cars near the school.
- Urged the board and DOT to revisit the safety improvements made to 7<sup>th</sup> Avenue in order to ensure pedestrians are actually being protected.

David Kupferberg regarding the Brooklyn Bus Network Redesign:

- Greeted everyone and introduced himself as a member of Passengers United which is advocating against the MTA's proposed Brooklyn Bus Network Redesign.
- Asked that a moratorium be placed on the MTA eliminating bus stops in Brooklyn.

Brad Hennessy regarding the Tenth Avenue Sewers:

- Greeted everyone and urged the Board to continue to advocate for the Tenth Avenue Sewer project which has been approved for funding but has not actually been implemented despite the constant flooding occurring in homes.
- Also, asked the Board to address concerns about e-bikes not obeying traffic laws.

Emanuel Jalonschi regarding Fourth Avenue Traffic Safety:

- Greeted everyone and advocated extending the traffic measures that have been enacted along Fourth Avenue north of 65<sup>th</sup> Street all the way down to 101<sup>st</sup> Street.

BM Danielle Mowery representing the League of Women Voters:

- Greeted everyone and announced that the League of Women Voters of NYC will be hosting an event at the Bearded Lady in Prospect Heights on March 19<sup>th</sup> from 5 PM to 7 PM.
- Reminded everyone of the upcoming Participatory budgeting voting which will begin on May 6<sup>th</sup>.

Following the public session, Chair Vallas called for the Adoption of the Agenda. Motioned by BM Collins. Motion seconded by BM Britton.

**All in favor. Motion carried.**

Chair Vallas called for the Adoption of the Minutes from the February 23, 2026 Board Meeting. Motion by BM Lovejoy, seconded by BM DiBartolo.

**All in favor. Motion carried.**

## **PUBLIC HEARING**

In the matter of a new liquor, wine, beer, cider license for Kate Steak Corp. d/b/a Iguazu Bar & Bistro located at 9226 4th Ave, Brooklyn, NY 11209; the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

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

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

#### **CHAIR’S REPORT**

Chair Vallas introduced Chris Elisson as the new Secretary of CB10 following the resignation of BM Zhang.

He mentioned several holidays and celebrations coming up including Purim, Ramadan, EID, St. Patrick’s Day, Greek Independence Day, Palm Sunday, International Women’s Day, and the Lunar New Year celebration he recently attended that was postponed from the scheduled date due to the snowstorm.

He also shared his condolences with the Beckmann family for the recent loss of John’s sister.

#### **DISTRICT MANAGER’S REPORT – See Attached**

#### **TREASURER’S REPORT – See Attached**

#### **COMMITTEE REPORTS**

#### **TRAFFIC & TRANSPORTATION COMMITTEE**

In the absence of Chair Capetanakis, BM Simone-Mahaney rendered the Committee report. See Attached

**Motion: CB10 to share the Pedestrian Safety Subcommittee’s Pedestrian Safety Report with the DOT and elected officials.**

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

**Motion: CB10 to share Transportation Alternative’s Fourth Avenue Bike Audit report with the DOT and elected officials and to request DOT provide an update to the department’s ongoing study of Fourth Avenue.**

Discussion followed about the need for safety improvements along Fourth Avenue and whether the actions taken to improve safety in Sunset Park and Gowanus would work in Bay Ridge. BM Simone-Mahaney clarified that this motion is not endorsing any means for changing Fourth Avenue but simply forwarding along what Transportation Alternatives and other volunteers provided. Some concerns were raised about forwarding along information from third-party lobbying groups as well as reports that have not had widespread community input from all stakeholders.

During the discussion, BM Mowery separately inquired as to whether the 15 MPH school slow zone proposal would only apply during school hours or for 24 hours. DM Beckmann responded that she will contact DOT to clarify and will also ask them about the incidents along 7<sup>th</sup> Avenue, near Poly Prop.

**Motion seconded by BM DiBartolo. 15 in favor, 6 opposed, 1 recusal – BM Hatzis, 3 abstentions – BM Edmonds, BM Mirville-Shahzada, BM Mowery; motion carried**

#### **ZONING AND LAND USE COMMITTEE**

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

#### **POLICE & PUBLIC SAFETY COMMITTEE**

Chair Elisson rendered the Committee report. See Attached.

#### **OLD BUSINESS**

BM Loud inquired about whether there is an update on the Visitation property. DM Beckmann stated that she had not heard anything recently about the property.

#### **NEW BUSINESS**

BM Lehu, Chair, Youth Services, Education, Libraries Committee, invited board members to volunteer to read to or speak to the kindergarten and first grade students at PS 413 about what community means. Contact YSEL Chair Lehu if you are interested to schedule.

A motion to adjourn was made by BM Greenfield Masyr. Seeing no further business, Chair Vallas adjourned the meeting at 8:35 pm.

## **DISTRICT MANAGER REPORT**

**March 16, 2026**

Dear Board Members,

I want to begin my report this month with a special thank you to all who participated and donated to the We Are Family Baby Shower that was co-sponsored by Community Board 10, NYU Langone, 68 Precinct Community Council which took place this past Saturday at the Bay Ridge Center. The donations collected were sent to The Healing Center (Domestic Violence Centers) The Pregnancy Center of Staten Island and Brooklyn, The Life Center, Women's Empowerment Coalition of NY and Mixteca as well as 28 local expecting moms in need. Our collection bin was overflowing with donations.. and all for a wonderful cause.

This was a very busy month for Community Board 10 District Office. As you may have heard the snow melted and the office has received many service requests relating to potholes, street cave-ins, as well as street cleanliness throughout the District. I want to remind all that curbside collection of compost is mandatory and fines are being issued by DSNY.

There were 122 unique service requests for potholes from February 1<sup>st</sup> to the present. We also contacted the NYS Department of Transportation for recurring potholes on the Fort Hamilton Parkway bridge overpass I 278. The Fort Hamilton Bridge construction continues as per schedule and is expected to be completed by Spring of 2027.

I attended the March Borough Service Cabinet meeting where Con Edison provided all Brooklyn District Managers a presentation about the expansion of the Brooklyn energy grid. They recently began construction of Gateway Park substation in Canarsie which will expand transmission capacity to better serve neighborhoods of Central Brooklyn. This was needed to address Central Brooklyn's growing demand from economic growth, new housing, electric heating and electric vehicle charging.

I would also like to share news from NYC Department of Transportation that a new traffic light was installed at 13<sup>th</sup> Avenue and 63<sup>rd</sup> Street and speed bumps were approved to be installed on Senator Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues. A new traffic signal was also approved to be installed at the intersection of Colonial Road at 88<sup>th</sup> Street.

The Department of Transportation also announced today that it will be implementing 15 Mph slow zones at all eligible NYC schools in the largest Sammy's Law Expansion. The NYC DOT will reduce the speed limit to 15 mph at every eligible school location across the 5 boroughs. This year, NYC DOT will implement 15mph speed limits at roughly 700 school locations with existing 20 mph school slow zones and establish about 100 new 15 mph school slow zones at school locations with 25 mph limits.

## **Announcements**

### **Reminders**

The 68 Precinct Community Council will be meeting this Wednesday, March 18<sup>th</sup> 7pm at the DGK School (Holy Cross) located at 8502 Ridge Blvd..

On behalf of myself and the District Office staff, I would like send best wishes to all who celebrate Eid al Fitr, the Festival of Breaking the fast, Happy Passover and Happy Easter.

Our next meeting will take place on Monday, April 20 at 7pm at the Fort Hamilton Senior Center.

Respectfully submitted,

A handwritten signature in blue ink that reads "Josephine Beckmann". The signature is written in a cursive style with a large initial "J".

Josephine Beckmann  
District Manager

**COMMUNITY BOARD TEN  
TREASURER'S REPORT**

Fiscal Year 2026: July 1, 2025 to June 30, 2026

Budget Appropriation for FY 2026

\$297,760.00

	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/28/26	3/31/26	4/30/26	5/31/26	6/30/26	Y - T - D
DISTRICT MANAGER	\$12,083.26	\$18,124.89	\$12,083.26	\$12,083.26	\$12,083.26	\$12,083.26	\$18,124.89	\$12,083.26	\$12,083.26	\$12,083.26	\$12,083.26	\$12,083.26	\$120,832.60
COMMUNITY COORDINATOR	\$7,346.51	\$11,006.61	\$7,346.51	\$7,346.49	\$7,346.49	\$7,345.99	\$11,014.86	\$7,345.99	\$7,345.99	\$7,345.99	\$7,345.99	\$7,345.99	\$73,456.67
COMMUNITY ASSOCIATE	2073.15	\$2,115.83	\$2,121.93	\$2,146.32	\$2,048.76	\$2,697.38	\$3,508.75	\$2,399.90	\$2,414.04				\$22,526.06
COMMUNITY ASSISTANT													\$0.00
COLLEGE AIDE:													\$0.00
<b>Total Personnel Services</b>	<b>\$21,502.92</b>	<b>\$33,247.33</b>	<b>\$21,542.93</b>	<b>\$21,576.07</b>	<b>\$21,478.51</b>	<b>\$22,126.63</b>	<b>\$32,648.50</b>	<b>\$21,829.15</b>	<b>\$21,843.29</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$216,795.33</b>

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/29/2026	3/31/26	4/30/26	5/31/26	6/30/26	
10B	Telephone	79.99	79.99	79.99	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		295.75						
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				120.00					120.00	
332	Data Process Equipment													
337	Books													
402	Tel. Communications													
412	Rental/Misc./Equip		74.82		88.80	112.23		88.80	112.23					
417	Advertising													
431	Leasing Misc. Equip													
431	Local travel expenditures													
602	Telecomm. Maintenance	111.30	602.00	113.68	58.03	58.03	58.03	58.03	58.03				70.00	
612	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing	85.00	450.00											
624	Temporary Services-contractual													
624	Cleaning Services		142.00					142.00						
686	Professional/Computer Services													
684	Professional/Computer Services	723.40				430.00	750.00		500.00					
676	Infrastructure Maint/Operation													
<b>Total Other Than Personnel Services</b>	<b>\$1,182.38</b>	<b>\$1,518.81</b>	<b>\$313.67</b>	<b>\$226.82</b>	<b>\$872.49</b>	<b>\$888.02</b>	<b>\$784.57</b>	<b>\$750.25</b>	<b>\$269.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,807.00</b>	
<b>Total Ps and OTRP Expenses</b>	<b>22,685.30</b>	<b>33,766.14</b>	<b>21,856.60</b>	<b>21,802.89</b>	<b>22,351.00</b>	<b>23,014.65</b>	<b>33,433.07</b>	<b>22,579.40</b>	<b>22,113.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>223,607.33</b>	

<b>Total Unencumbered Budget</b>	<b>Balance</b>													<b>\$74,157.67</b>
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Respectfully submitted,

Shirley Chin, Treasurer

POLICE AND PUBLIC SAFETY COMMITTEE  
COMMUNITY BOARD 10

Date/Time: March 12, 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 March 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 liquor, wine, beer, cider license for Kate Steak Corp. d/b/a/ Iaguazu Bar & Bistro located at 9226 4<sup>th</sup> Ave.
2. Presentation by Community Emergency Response Team (CERT)
3. New and old Business

**New SLA license liquor, wine, beer, cider for Kate Steak Corp. d/b/a Iaguazu Bar & Bistro located at 9226 4<sup>th</sup> Ave. Brooklyn, NY 11209**

The owner/applicant Lidia Rafaela Negrao Neto was present at the district office. The applicant currently owns and manages Sarava Bistro located at 6819 3<sup>rd</sup> Avenue. 9226 4<sup>th</sup> avenue was previously Daddy'O BBQ, a sports bar. There is no adverse history at the 3<sup>rd</sup> Avenue location and the 4<sup>th</sup> Avenue location. The restaurant will have 15 tables with 54 seats and one stand-up bar with 10 seats. The hours of operation will be Monday – Thursday 11 AM to 11PM Friday, Saturday and Sunday 10AM to 12 AM. The restaurant will have background recorded music, live music and an occasional DJ. They may host private events such as birthday parties and anniversaries. The applicant did supply a menu, Certificate of Occupancy (CO), floor plan and a 500-foot public interest statement,

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 AM to 11 PM, Friday, Saturday and Sunday 10 AM to 12 AM.
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 Community Emergency Response Team (CERT)**

A presentation by CERT was conducted at the district office by several members of CERT. New York City's CERT are dedicated volunteers trained in emergency preparedness and response. CERT are first responders often identified by their green jackets or vests with CERT on the back. They get training in incident command, first aid, emergency response, traffic control and they also participate in several drills in cooperation with the several city agencies like NYPD and FDNY and the Office of Emergency Management (OEM). Some of the basics in an emergency is to first have a plan, gather supplies, and get informed. A plan should include a known meeting place for family and friends like a specific corner, a school, house of worship and a library to name a few.

Lisa Moran, the district representative of CERT gave us a presentation on assembling a Go Bag. A Go Bag is usually a backpack that you will want to take with you if you must be evacuated from your home for any reason. The go bag should include items that you would need for at least 72 hours. Some of the items suggested are a change of clothes, medication, first aid kit, identification, flashlight, batteries, cell phone charger, power bars or canned food, water bottle, gloves, eyeglasses, and a list of emergency contacts. Cater the bag to your needs and don't forget to include your pet, bring some pet food and treats.

CERT is always looking for volunteers, and you can learn more about CERT at [NYC.gov/cert](http://NYC.gov/cert) or call 311. The Committee would like to thank the members of CERT for taking the time and presenting this important information to us.

Meeting ended at approximately 8:05 PM.

Respectfully Submitted,

***Chris Elisson***

Chris Elisson, Chairperson

**Attendees:**

CB 10 Assistant District Manager, Dorothy Garrucci

CB 10 Chairperson Sandy Vallas

**PPS Committee:**

**In Person at CB10 Office**

Chair, Chris Elisson

BM Judith Collins

**Zoom**

BM Liz Lovejoy

BM Jonathan Bova

BM Ruth Greenfield Masyr

**Absent:**

BM Xuhui Ni

BM Michael Huang

**Excused**

BM Salah Altayeb

BM Husam Rimawi

BM Elizabeth Edmonds

BM Donna Marie Carrera

BM Barbra Vellucci

**Kate Steak Corp.**

Lidia Rafaela Negaro Neto

**CERT**

Lisa Moran

Johnathan Castro

Nicole Tourien

Patricia Crawford

Maureen Dolan Murphy

**Traffic and Transportation Committee March 2026 Report**  
**March 5, 2026**

**Attendance:**

Virtual : Jaynemie Capetanakis Chair  
Chris Ceserani  
Doris Cruz  
Staley Dietrich  
Daniel Loud  
Liz Lovejoy  
Stephanie Simone-Mahaney  
Sandy Vallas, Board Chair

In Person : Jonathan Bova  
Carmen Feliciano  
Lawrence Stelter  
Konstantin Hatzis

Excused: Steve Harrison

Absent: Joseph Loccisano  
Romeo Petric

- On Thursday, March 5, 2026 Traffic and Transportation Committee met in virtual quorum to review the Updated Pedestrian Safety Report
- Presentation by Rose Uscianowski (Transportation Alternatives) and Dino Hatzis regarding a 4<sup>th</sup> Avenue bike audit that they have done

The CB10 Traffic and Transportation Committee meeting on Thursday, March 5, 2026, to discuss two significant safety issues: an updated CB 10 pedestrian safety report and a Fourth Avenue audit focused on micromobility users conducted by Transportation Alternatives.

**Our first item was the Pedestrian Safety Report:**

- **Purpose and Background:** This report aimed to update the 2011 pedestrian safety report, which was based on data from 2005-2009. The new report, compiled by a select committee on pedestrian safety, which was commissioned in January 2025 when Jayne Capetanakis was board chair, Jack Zhang was

Traffic and Transportation Chair and this sub-committee was chaired by Dan Hetix. The committee analyzed data from a similar five-year period leading up to 2025. Our goal was to have findings shared in June 2025, but the sub-committee requested more time. In Fall 2025, both Dan and Jack had left their positions on the board and our District Manager finished the compilation of their data to share with us. We thank the many volunteers who participated by gathering data for this report.

- **Key Findings:** The updated report revealed a decrease in pedestrian fatalities and injuries compared to the previous period. Specifically, there were 12 fatalities and 536 injuries, down from 16 fatalities and 834 injuries. The committee noted that speed bumps and leading pedestrian intervals had been successful interventions done since 2011. There has also been nine street safety improvements done in our neighborhood in this period, plus the Vision Zero initiative aimed at making safety improvements at the most dangerous intersections.
- **Methodology:** The committee's mission was to identify existing conditions that contributed to pedestrian safety issues and propose preventative measures. This involved identifying high-priority intersections based on crash data, fatalities, and speeding camera data. Volunteers conducted field surveys, noting common problems such as:
  - **High vehicular traffic:** Especially near highway entrances and exits.
  - **Difficulty crossing streets:** Due to traffic volume and speed.
  - **Lack of enforcement:**
    - Regarding speeding
    - failure to yield to pedestrians
    - double parking
    - and red-light violations.
  - **Motorized vehicle use on sidewalks, including cars and scooters**
- **Recommendations:** The report concluded with recommendations for coordinated action, emphasizing that enforcement alone is insufficient. It suggested sharing findings with the NYC Department of Transportation (DOT) and elected officials to expand education and enforcement efforts. An example of successful educational outreach was the distribution of materials to businesses offering valet services to address double parking. The goal is for Community Board 10 to continue collaborative efforts with the NYC Department of Transportation, NYPD, and all community stakeholders to work toward improving pedestrian safety in Community District 10. Once again, we thank Dan, Jack, Josephine and all of the volunteers who contributed to this thorough report.
- **We had a motion to share this report by our Pedestrian Safety Sub-committee of CB 10 with the DOT and our elected officials. All were in**

**favor, with one recusal. However, we did not have a quorum in person, so we would need a second from the floor to sending this report. Do we have a second? Any questions or discussion? We are ready to vote on the committee's motion in favor of sending this report. All in favor; any opposed; any abstentions or recusals.**

The second item was a **Presentation by Rose Uscianowski and Dino Hatzis from Transportation Alternatives regarding a 4<sup>th</sup> Avenue bike audit that their group conducted**

**Fourth Avenue Audit for Micromobility Users:**

- **Expanded Scope:** This audit by Transportation Alternatives, aimed to broaden the safety discussion beyond pedestrian safety and by expanding it to micromobility users, please note this included children and adults using traditional bicycles, e-bikes, delivery cyclists, scooters, skateboards and rollerblades.
- **Data Collection:** This survey was conducted during the summer months of May to August 2025, a period when micromobility usage is typically at its peak due to favorable weather conditions. They spent 15 minutes at each intersection of Fourth Avenue from 65<sup>th</sup> Street to the bridge. They counted 15 micromobility users per intersection and averaged 6.3 moving violations and 2.9 illegally parked vehicles.
- **Identified Concerns:** While they believe the entire corridor could use safety reform, the most dangerous locations identified were the BQE underpass, Bay Ridge Ave, 86th Street, 91-93 Streets, and Shore Road. The audit highlighted specific areas of concern, particularly street design, the impact of valet parking and car dealerships on pedestrian and micromobility safety in Upper Bay Ridge, and driver behaviors. The conclusion of the presentation included a particular concern for the safety of bike delivery workers and the importance of safe infrastructure.
- **Proposed Solutions (Road Diet):** The presenters suggested a "four to three lane road diet" on Fourth Avenue as a highly impactful solution and compared this to a change that was successful on Riverdale Avenue in the Bronx. This would involve removing one traffic lane in each direction but adding a center turning lane, freeing up space for dedicated micromobility lanes and wider sidewalks.
- **Community Discussion and Challenges:** The discussion included questions about licensing scooters and bicycles. Many questions included the discussion

about the potential impact of narrower streets and bike lanes on emergency vehicle response times and operations. Concerns were also raised about the impact on sanitation collection, snow removal, buses turning, and outdoor dining. Our discussion included that this was not a formal CB 10 audit and that this was done outside the board by Transportation Alternatives. Any board committee or sub-committee must be conducted openly with opportunity for all board members to participate. The conclusions and methodology used were done by Transportation Alternatives and their volunteers.

- **Conclusion of the Meeting:** As this was not a Community Board 10 committee report or open to include all community board members to conduct this audit, it cannot be voted upon to share as a CB 10 report. As we do with all of our neighbors, when an issue is brought to our attention, we can elevate their concerns to the agency involved and elected officials. Our role here is to be a liaison to share the concerns of our neighbors. The committee emphasized the importance of this communication, especially with the anticipated increase in City Bike usage following its expansion into Community Board 10. The meeting concluded with a motion to share the Transportation Alternatives Fourth Avenue bike audit with the NYC DOT and elected officials to elevate the need for safety improvements for micromobility users. The motion also specifically requested a meeting and an update on the status of the DOT's ongoing study of Fourth Avenue.

**We had a motion to share this report by Transportation Alternatives with the DOT and our elected officials. We were in favor, with one opposed and one recusal. However, we did not have a quorum in person, so we would need a second from the floor to sending this report. Do we have a second? Any questions or discussion? We are ready to vote on the committee's motion in favor of sending this report. All in favor; any opposed; any abstentions or recusals.**

Thank you,  
Respectfully Submitted,

*Jaynemie Capetanakis*

Jaynemie Capetanakis

## ZONING AND LAND USE Committee

CB #10-Brooklyn

### Landmarking Discussion / Upcoming Department of City Planning Applications

March 2, 2026

The Zoning and Land Use Committee met in virtual quorum on March 2, 2026, at 7:00 p.m. Two items were on the agenda. The first was a continued discussion of potential landmarking and preservation priorities within Community Board 10. The second was an announcement regarding several Department of City Planning applications expected to be filed within the district in the coming months.

The Committee returned to a discussion begun several months ago regarding potential landmarking candidates throughout the district. As part of that earlier effort, sectors of Community Board 10 had been assigned to individual committee members, who conducted walking tours of their respective areas and brought forward properties that might merit further preservation consideration. The purpose of the exercise is not to select sites for immediate landmark designation, but rather to begin identifying buildings and groups of buildings that reflect the architectural variety and historical character of Bay Ridge and Dyker Heights and may warrant further study.

Among the properties discussed were Christ Church on Ridge Boulevard, originally established in 1851 and rebuilt in 1909 in the Gothic Revival style; Barkaloo Cemetery on McKay Place, founded in 1725 and associated with Revolutionary War veterans; and Flagg Court, a 1936 residential complex designed by well-known architects of the period. Members also discussed Wanamaker Terrace, a distinctive row of Tudor-style cottages developed in the late 1920s, as well as 421 99th Street, a mid-19th-century structure associated with the early village of Fort Hamilton. Additional sites raised included St. Bernadette's Church, St. Philip's Episcopal Church, the former Art Deco bank building at 7424 13th Avenue, and the Saitta House at 1135 84th Street, a Queen Anne-style residence built in 1899 and already listed on the National Register of Historic Places. Several residential groupings, including a row of brick townhouses on Ridge Boulevard between 91st and 92nd Streets, were also suggested.

Some of the properties discussed had also been identified through earlier research conducted for the Board by former intern Thaddea Delancey. The Committee also noted that the Board previously submitted Requests for Evaluation to the Landmarks Preservation Commission for Engine 242, a Bay Ridge Firehouse, Engine 284, a Dyker Heights firehouse, and the former Bay Ridge High School (now the High School of Telecommunications Arts and Technology), and agreed that those requests should be resubmitted under the new administration.

Members emphasized that the discussion remains exploratory and that successful preservation efforts depend on community understanding and participation. Rather than attempting to prioritize specific sites at this stage, the Committee agreed that the next step should be to organize a public informational session—essentially a “Landmarking 101”—and invite the owners of the properties discussed, along with interested community members. The purpose of the session would be to explain the preservation tools available, including both local landmark designation and listing on the National Register of Historic Places, so that property owners understand the options and do not feel that they are being pushed toward a particular outcome. The Committee discussed inviting representatives from preservation organizations such as the Historic Districts Council and possibly residents who live in landmarked

buildings who could speak about their experience working with the Landmarks Preservation Commission and what it means to live in a landmarked property. Members also noted that strong community buy-in will be essential and discussed encouraging residents to suggest additional buildings that may deserve recognition, as well as the possibility of forming a small preservation working group of interested property owners and community members that could continue working with the Community Board as the effort develops.


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The second agenda item concerned several Department of City Planning applications expected to come before Community Board 10. The Committee was advised that an application is anticipated for the current Staples site at 9305 5th Avenue involving a zoning map amendment from R6B to C2-3 and from R5B to R7X/C2-4, together with a zoning text amendment mapping Mandatory Inclusionary Housing (MIH), to facilitate an approximately 11-story mixed-use development containing roughly 292 residential units and approximately 13,000 square feet of commercial space. Certification is expected in April.

The Committee was also advised of a second anticipated application at 984<sup>9</sup> Fort Hamilton Parkway involving a zoning map amendment from R4B to R6A to facilitate a new four-story, approximately 33,055-square-foot community facility building at the site currently occupied by the Bay Ridge Community Development Center and the former St. John's Episcopal Church property.

Members noted that these filings are significant not only because they will soon require review by the Board, but also because they may be among the first applications through which Community Board 10 begins to see the practical consequences of the November ballot proposals approved by New York City voters. Those proposals are expected to affect aspects of the land use review process, including adjustments to ULURP timelines and procedural requirements that may allow applications to move through the early stages of review more quickly than has historically been the case. The changes may also affect longstanding practices such as member deference, which has traditionally allowed the local Council Member to play a decisive role in land use decisions within their district.

As a result, members noted that Community Boards may begin to see applications advancing through the process at a faster pace and under somewhat different procedural expectations. The Committee therefore emphasized the importance of closely reviewing forthcoming guidance from the Department of City Planning. A presentation explaining these procedural changes has been scheduled for March 16, and members agreed that it would be helpful for the Committee to review that material so the Board is prepared for what is likely to be a more active—and potentially more complex—land use environment in the months ahead.

Respectfully submitted,  
  
Stephanie Simone-Mahaney

In Attendance: Josephine Beckmann      Stephanie Simone-Mahaney      Ralph Carrosino  
Doris Cruz      Carmelo DiBartolo      Ann Falutico      Pierre Lehu

## STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Sirico's Catering Inc. 8015-8023 13 <sup>th</sup> Avenue	Renewal 03/15/2026	liquor, wine, beer, cider
Bensonhurst Entertainment Inc. d/b/a Café by the Pier 35 Bay Ridge Avenue	Alteration 03/23/2026	wine, beer, cider
Cebu Brooklyn Hospitality Group Inc. d/b/a CEBU 8801 3rd Avenue	Renewal 03/25/2026	liquor, wine, beer, cider
Dyker Park Hot Bagels Inc. 713 86 <sup>th</sup> Street	Renewal 03/27/2026	beer, cider