

Community Board 10 Board Meeting Member Attendance
May 18, 2026, 7:00pm, Bay Ridge Center, 15 Bay Ridge Avenue

Board Members Present:34

Tamer Ahmed
Salah Altayeb
Andrei Anghel
Ibrahim Anse
Jonathan Bova
Tracie Britton
John Bruno
Jaynemarie Capetanakis
Christopher Cesarani
Shirley Chin
Judith Collins
Richard Day
Carmelo DiBartolo
Staley Dietrich
Chris Elisson
Carmen Feliciano
Senja Frangipani
Vincent Gentile
Barbara Germack
Konstantin Hatzis
Habib Joudeh
Stella Kokolis
Steven Linkh
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Danielle Mowery
Romeo Petric
Paula Rubel
Lawrence Stelter
Henry Stewart
Julie Thum
Sandy Vallas
Barbara Vellucci

Board Members Excused: 13

Donna Carrera
Doris Cruz
Elizabeth Edmonds
Ann Falutico
Lance Ford
Itai Greenberg
Pierre Lehu
Elizabeth Lovejoy
Essa Masoud
Marie Mirville-Shahzada
Xuhui Ni
Dr. Husam Rimawi
Jana Taoube

Board Members Absent:3

Robyn Houlihan
Huazhao Liang
Daniel Loud

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
May 18, 2026; Bay Ridge Center, 15 Bay Ridge Avenue; 7:00 pm
YouTube Livestream: <https://youtube.com/live/pM-uREBNwdw>

HONOR OR THE PLEDGE

Stephen A. Harrison, Board Member
May 1998-May 2026, Former Board Chair,
Former Zoning and Land Use Committee Chair

ADOPTION OF AGENDA

ADOPTION OF MINUTES

April 20, 2026 Board Meeting

PUBLIC SESSION

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

PUBLIC HEARINGS

Review of SLA liquor, wine, beer, cider
application at MBEL Restaurant & Bar Corp.,
7215 3rd Avenue

Committee Report and Recommendation
Discussion and Vote

Review of SLA liquor, wine, beer, cider
application at AA66 Club Inc., 815 66th Street

Committee Report and Recommendation
Discussion and Vote

Review of DiningOut NYC enclosed sidewalk
café application at Tanoreen, 7523 3rd Avenue;
Application #20260212030001

Committee Report and Recommendation
Discussion and Vote

Review of DiningOut NYC enclosed sidewalk
café application at Lailas, 8530 3rd Avenue;
Application #20260122030001

Committee Report and Recommendation
Discussion and Vote

Review of Dining Out NYC Roadway and Sidewalk
Café for Café Negroni 308 86th Street
Application #20260311030001

Committee Report and Recommendation
Discussion and Vote

In the matter of Project ID Number 2025K0284 for
9305 5th Avenue: a zoning map amendment from
R6B/C2-3 (BR) to R7X/C2-4 (BR) and a zoning text
amendment pursuant to Appendix F to map MIH to
facilitate a new 11-story, 292 dwelling unit mixed use
development, including approximately 13,000 square
feet for commercial and community facility uses,
being sought by 9305 5th Avenue LLC in Bay Ridge
(the site of the current Staples store);
ULURP Numbers: 260238ZMK, 260239ZRK;
CEQR Number 26DCP111K

Committee Report and Recommendation
Discussion and Vote

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Update on presentation by DOT Representatives regarding a proposed Safety Improvement Plan for 3rd Avenue between Wakeman Place and 86 Street

**Committee Report and Recommendation
Discussion and Vote**

Review of Open Streets Applications submitted to NYC DOT:

1. 3rd Avenue from 82 Street to Marine Ave.
July 24th and August 7th from 4-10 pm
2. 3rd Avenue from 82 Street to 68 Street
July 31st and August 14th from 4-10 pm

**Committee Report and Recommendation
Discussion and Vote**

Update on DOT notification of planned speed reduction locations and new School Slow Zones within CD10

**Committee Report and Recommendation
Discussion and Vote**

ENVIRONMENTAL COMMITTEE

Update on presentation by Office of Emergency Management regarding Flood Season preparedness

Informational Report

Update on presentation by 5th Avenue BID regarding new corner bins

Informational Report

Update on discussion with Dr. Mary Elizabeth Micari, on work to manage feral cat colonies and prevent animal abandonment

Informational Report

POLICE AND PUBLIC SAFETY COMMITTEE

Update on CPR training presented by FDNY

Informational Report

OLDER ADULT ISSUES, HOUSING, HEALTH AND WELFARE COMMITTEE

Update regarding proposed service changes to New York Presbyterian Brooklyn Methodist Bay Ridge Practice locations

Informational Report

**Update on presentation given by NYC DOH
Representative regarding lung cancer outreach**

Informational Report

NOMINATING COMMITTEE

**Presentation of the slate of officers for fiscal
Year 2027**

Committee Report and Recommendation

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, May 18, 2026, 7:00 pm, Bay Ridge Center, 15 Bay Ridge Avenue
YouTube Livestream: <https://www.youtube.com/watch?v=pM-uREBNwdw>

Chair Vallas called the meeting to order at 7:10 and invited former Board Chair and longtime board member, Stephen Harrison, to lead the honor of the Pledge. Stephen Harrison spoke a few words about how much his time on the board meant to him. He thanked DM Beckmann, the district office and current and former board members and District Office staff for all their hard work for the community.

Chair Vallas called for the Adoption of the Agenda. Motioned by BM DiBartolo. Motion seconded by BM Collins.

All in favor. Motion carried.

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

All in favor. Motion carried.

Following the adoption of the minutes, Chair Vallas introduced the new members of Community Board 10 and thanked them for their willingness to serve the community.

PUBLIC SESSION

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and thanked those who attended the shredding event on May 9th. Announced that another shredding event will be taking place on June 5th, behind Brooklyn Borough Hall.
- Provided information regarding Lyme Disease and stated that the summer concert schedule will be finalized by next month.

Laurie Windsor representing Senator Nicole Malliotakis:

- Greeted everyone and welcomed the new and returning board members.

Richie Barsamian representing Assemblyman Alec Brook-Krasny:

- Greeted everyone and congratulated the new board members.
- Explained that the Assemblyman is in Albany working on the budget, but expresses his concerns about the proposed construction projects in Bay Ridge and the impacts on emergency access to the Verrazano Bridge.
- Reminded everyone to update their E-Z Pass profile as accounts are being suspended and fines are receiving added penalties due to out-of-date address and payment information.

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and announced that the Prescription Drug Takeback event on April 24th led to the collection and safe disposal of 72 pounds of unwanted medications.

- Reminded everyone that they can follow updates from the office at brooklynda.org.

Michael Coppotelli representing Assemblyman Tannousis:

- Greeted everyone and expressed the Assemblyman's strong condemnation of the recent shooting at an Islamic Cultural Center in San Diego.
- Congratulated and thanked Steve Harrison and the new board members for their activism on behalf of the community.

Jesse Figueroa regarding the Memorial Day Parade:

- Greeted everyone and invited them to the 159th annual Bay Ridge Memorial Day Parade on the 25th of May.

Brad Hennessey regarding the 10th Avenue Sewer:

- Expressed his frustration that the 10th Avenue sewer project was approved but has not yet begun.

Mary Jo Tobin regarding the EV charging station:

- Asked the board to consider the impact that the EV Charging station will have on the area when they decide on their vote regarding the rezoning of the Staples site.

BM Danielle Mowery regarding Participatory Budgeting:

- Greeted everyone and urged everyone to vote in the citywide participatory budgeting which is open to all New Yorkers over the age of 11.

Mike Miccio regarding the rezoning of the Staples property:

- Greeted everyone and asked the Community Board to vote against the proposed 11-story building.

Bernadette Carmen regarding the rezoning of the Staples property:

- Greeted everyone and expressed her concerns over flooding if the Staples proposal moves forward.

Victoria Hofmo regarding the rezoning of the Staples property:

- Greeted everyone and asked the Community Board to vote against the Staples proposal as it further erodes the Special Bay Ridge District that the community fought so hard for.

M.M Sullivan Whalen regarding the rezoning of the Staples property:

- Greeted everyone and asked how an 11-story building is allowed to be built without environmental studies

Therese DeWeil regarding the rezoning of the Staples property:

- Greeted everyone and expressed her disapproval of the proposed rezoning as the neighborhood is crowded enough.

PUBLIC HEARING

In the matter of a new application for liquor, wine, beer and cider for MBEL Restaurant & Bar Corp. d/b/a Tequila y Sal located at 7215 3rd Avenue, Brooklyn, NY 11209. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, MBEL Restaurant & Bar Corp., 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 appropriate license is issued by the SLA.**
- 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 11AM – 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM – 12AM.**
- 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 Mowery. All in favor; motion carried unanimously.

In the matter of a new application for liquor, wine, beer and cider for AA 66 Club Inc. located at 815 66th Street, Brooklyn, NY 11219. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, AA66 Club Inc., unless they agree to the following stipulations:

- 1. The premises will be operated as a Karaoke Bar/Lounge/ Restaurant**
- 2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.**
- 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 11AM – 12AM, Friday and Saturday 11AM – 1AM and on Sunday 11AM to 12AM.**

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. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
12. There will be at least 20% visibility view into the establishment at eye level and there will be visibility from the hallway into each room.
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.
14. There will be at least 2 licensed Security Guards at all hours of operation.
15. There will be no private parties.
16. The applicant will allow the NYPD to conduct random business inspections.

BM Masyr inquired about the fire exits and sprinkler system for the building. BM Thum asked for clarification on whether security guards were requested.

Motion seconded by BM DiBartolo. 25 in favor, 9 opposed, motion carried.

In the matter of a DOT Enclosed Sidewalk Café Application for Tanoreen, 7523 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Committee Chair Capetanakis.

Motion: CB10 to approve application number 20260212030001 for an enclosed sidewalk cafe for Tanoreen, 7523 3rd Avenue.

Chair Capetanakis provided clarification that this is for the existing enclosed café that has been a part of the building since Tanoreen has been in operation.

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

In the matter of a DOT Enclosed Sidewalk Café Application for Laila, 8530 3rd Avenue. The Committee Recommendation was rendered by Traffic and Transportation Committee Chair Capetanakis.

**Motion by BM Britton, seconded by BM Hatzis: CB10 to approve application number 20260122030001 for an enclosed sidewalk cafe for Laila, 8530 3rd Avenue.
All in favor; motion carried unanimously.**

In the matter of a DOT Sidewalk Café Application and Roadway Café Application for Café Negroni, 308 86th St. The Committee Recommendation was rendered by Traffic and Transportation Committee Chair Capetanakis.

BM Dietrich asked if the board could vote on the roadway café and sidewalk café applications separately and made a motion to deny the roadway café due to traffic concerns and approve the sidewalk café.

Motion by BM Bova, seconded by BM Hatzis: CB10 to approve a sidewalk cafe for Café Negroni, 308 86th Street. 33 in favor; 1 opposed – BM Milea, motion carried.

Motion by BM Thum, seconded by BM Bova: CB10 to oppose a roadway cafe for Café Negroni, 308 86th Street. 20 in favor; 7 opposed, motion carried.

BM Joudeh asked if the board could write a letter to a DOT stating that the board does not agree with roadway cafes in general. Chair Capetanakis stated that this matter can be addressed more fully at the June Board Meeting.

In the matter of DCP Application filed for 9305 5th Avenue Rezoning, Project ID: 2025K0284, seeking a Zoning map amendment and a zoning text amendment in order to facilitate the construction of a new 11-story, 292 unit mixed-use commercial, community facility, and residential building. The Committee Recommendation was rendered by Zoning and Land Use Chair Simone-Mahaney.

Motion: CB10 to oppose the proposed R7X rezoning and recommend that the site be considered within the context of a broader neighborhood plan, with R6A introduced as a more moderate zoning framework for consideration.

Discussion followed about the developer's need for so much additional density, the stress such a development would put on existing infrastructure and impacts on affordability. Additional discussion and questions were raised about a neighborhood plan and the ability of the board to maintain contextual developments given the push to build significantly more housing in the city.

Following lengthy discussion BM Vellucci motioned to call the question. This was seconded by BM Bova. The motion was moved to an immediate vote.

Motion: CB10 to oppose the proposed R7X rezoning and recommend that the site be considered within the context of a broader neighborhood plan, with R6A introduced as a more moderate zoning framework for consideration.

27 in favor; 3 opposed – BM Hatzis, BM DiBartolo, BM Day; motion carried.

CHAIR'S REPORT

Chair Vallas acknowledged the Committee Chairs for their dedication over the past months, which have been a hectic time. He also thanked the District Office staff for their assistance. He added that some recent issues have brought passion and differing opinions, and this is the reason why matters are thoroughly discussed. He mentioned that the newly appointed Board Members are getting a quick education on matters currently before the Board.

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

TRAFFIC & TRANSPORTATION COMMITTEE

Chair Capetanakis rendered the Committee report. See Attached

Motion: CB10 to oppose the expansion of the truck route to 3rd Avenue and to request a pause in the implementation of the SIP for 3rd Avenue between Wakeman Place and 86th Street.

Discussion followed about the strong need for the board and for members of the public to let DOT know that adding Third Avenue to the truck route is not a wise decision.

Motion by BM Mowery, seconded by BM Feliciano. All in favor; motion carried unanimously.

Motion: CB10 to approve the Open Streets applications submitted to NYC DOT for the 3rd Avenue Summer Stroll events happening on July 24, July 31, August 7 and August 14 with the following stipulations:

- **NYPD amplified sound permits must end at 10PM.**
- **Organizers will ensure all intersections open to vehicular traffic must be lined with protective barriers and visible signage for pedestrian safety.**
- **Amplified sound permits will be issued at the discretion of the Third Avenue Summer Stroll organizers 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.**
- **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.**
- **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 no less than one month prior to first Summer Stroll Event.**

Motion by BM Thum, seconded by BM Hatzis. All in favor with one recusal, BM Day. Motion carried.

Regarding the DOT proposal of planned speed reduction locations and new School Slow Zones within Community District 10, T&T Chair Capetanakis rendered the Committee Recommendation.

Motion by BM DiBartolo, seconded by BM Cesarani: CB10 to support DOT's planned reduction of the speed limit to 15 miles per hour at every eligible school location in the city. CB10 Members support the current list of schools within CD10 while committing to advocate for the inclusion of approximately 21 additional schools in the district that currently do not have slow zones. All in favor; motion passed unanimously.

ENVIRONMENTAL COMMITTEE

The reading of this informational report was waived due to the late hour. See Attached.

POLICE & PUBLIC SAFETY COMMITTEE

The reading of this informational report was waived due to the late hour. See Attached.

OLDER ADULT ISSUES, HOUSING, HEALTH & WELFARE COMMITTEE

The reading of this informational report was waived due to the late hour. See Attached

NOMINATING COMMITTEE

Chair Greenfield Masyr rendered the Committee report. See Attached

The committee voted to approve the following slate of officers for FY 2027:

Chair: Sandy Vallas

Vice Chair: Stephanie Simone-Mahaney

Secretary: Chris Elisson

Treasurer: Shirley Chin

Following the report Chair Vallas called for nominations from the floor for Chair. Seeing none, he motioned to close the nominations for chair. Seconded by BM Mowery.

Chair Vallas called for nominations from the floor for Vice Chair. Seeing none, he motioned to close the nominations for Vice Chair. Seconded by BM DiBartolo.

Chair Vallas called for nominations from the floor for Secretary. BM Hatzis nominated BM Dietrich, who accepted the nomination. Seeing no other nominations, Chair Vallas motioned to close the nominations for Secretary. Seconded by BM DiBartolo.

Chair Vallas called for nominations from the floor for Treasurer. Seeing none, he motioned to close the nominations for Vice Chair. Seconded by BM DiBartolo.

Chair Vallas announced that there will be an election at the June 15th Board Meeting for the position of Secretary. He thanked Nominating Committee Chair Greenfield Masyr and the Committee members for their work.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

Seeing no further business, a motion to adjourn was made by BM Linkh. Chair Vallas adjourned the meeting at 9:08 pm.

POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

Date/Time: May 12, 2026/6:30 PM

Call to order: 6:30 PM

Place: Hybrid Meeting, CB10 Office/Zoom

Quorum: In person Quorum not reached (See attached)

The Police and Public Safety Committee meeting was held on May 12, 2026. The meeting was a hybrid meeting, in person at CB10 district office and on Zoom. We met in quorum but not an in-person Quorum and the agenda was as follows:

1. Demonstration of Cardiopulmonary Resuscitation (CPR) by FDNY, EMS Division of training.
2. New application for liquor, wine, beer and cider for MBELL Bar and Restaurant corp. located at 7215 3rd Avenue. Brooklyn, NY 11209
3. New application for liquor, wine, beer, and cider license for AA66 Club Inc. located at 815 66th Street Brooklyn, NY 11219.
4. New and old Business

FDNY, EMS Division of Training demonstration of CPR

FDNY, EMS Division of Training gave the Police and Public Safety Committee a demonstration of Cardiopulmonary Resuscitation (CPR). This is not a certification course. Those who wish to get certified should access the American Heart Association website and find a course in your area. Instructor Tom Spreckles is one of the lead instructors who trains EMT's and Fire Dept. personnel in CPR. Cardio stands for heart, pulmonary stands for lungs and resuscitation in attempt to bring the person back to life.

. The teaching of the FDNY personnel and the community is different. The community teachings are to first recognize that someone is in cardiac arrest and then initiate chest compressions only. Mouth to mouth breathing is not done since people in the community may be hesitant to do mouth to mouth on a total stranger. Recent studies have shown that there is sufficient oxygen in the lungs to circulate through the body. Within 4 to 6 minutes the brain cells begin to die and after 10 minutes vital organs die causing irreversible damage. With CPR we can attempt to keep the vital organs and the brain from irreversible damage.

When approaching an unconscious person or someone you think may need help, the first thing to do is to evaluate the scene for your safety. Next you should shout and tap the person on both shoulders "hey, are you ok" and see if they are in fact unconscious. Once you establish that they are unconscious, have someone call for help and initiate 911 system. Check to see if person is breathing by looking at the abdomen and chest, look for rising and falling of the chest, do this for about 5 to 10 seconds. When determining the person is unconscious and not breathing move the person to a hard surface and begin chest compressions. The location of your hands should be in the center of the person's chest in the middle of the nipple line. Take the heel of the hand and

put it on the chest and do compressions at a rate of about 100 to 120 compressions per minute. Compressions should be at least 2 inches depending on the size of the person. What you're attempting to do is circulate blood throughout the body by compressing the heart between the sternum and the spine. You can stop CPR when you are totally exhausted and cannot do it any longer, when someone relieves you or when help arrives and takes over the scene. Members of the committee and the District Manager were able to practice these skills on CPR manikins.

They also demonstrated the use of Automated External Defibrillators (AED's) which are available in schools, and in places that have over 150 people and now being carried at sporting events. When doing CPR, the person may go into a rhythm which is abnormal. An AED can deliver an electrical current to the heart to stimulate it to a normal slower rhythm. The AED will have a set of pads with instructions on where to place the pads. When applying the pads on the chest, the chest needs to be exposed. Some AED's come with a razor to shave a portion of the chest where the pads go on so that the pads will adhere and have better contact. While CPR is being performed another person can apply the AED, voice commands will prompt you to stop CPR as the AED analyzes the rhythm. When delivering a shock, the AED will warn you to stay clear when the shock is delivered. Should the person start breathing you can roll the person on their side so that they will not aspirate any fluids into their lungs.

The committee would like to thank Tom, Edwin, Christian and Stu for taking the time and giving CB 10 the CPR demonstration.

New application for liquor, wine, beer and cider for MBELL Bar and Restaurant corp. d/b/a Tequila Y Sal located at 7215 3rd Avenue. Brooklyn, NY 11209

The applicant Manuel Velazquez Naxi was not present but was represented by ABC Licensing-Sam Park who was also not present but had a representative from his office on zoom. The location was previously Blue Agave. The applicant is also the owner of Las Margaritas located at 7206 3rd Avenue and also Las Margaritas located at 9208 3rd Avenue. The restaurant has 6 tables with 20 seats and one bar with no stools. The hours of operation will be Monday – Thursday 11AM – 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM – 12AM. There will be no outdoor use. There will be recorded background music and will occasionally have live music like a Mariachi. There were 11,311 complaints for noise over a 3-year period from the previous owner (Blue Agave).

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees 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 appropriate license is issued by the SLA.
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 11AM – 12AM, Friday and Saturday 11AM to 1AM and on Sunday 11AM – 12AM.
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's representative agreed and the **motion passed** in favor unanimously.

New application for liquor, wine, beer, and cider license for AA66 Club Inc. located at 815 66th Street Brooklyn, NY 11219.

The applicant Yangfeng Chen was not present, but she was represented by Becky Lin. The location was previously 66 Club Inc., and the applicant will be operating as a Karaoke Bar. The hours of operation will be Monday – Thursday 11AM – 12AM, Friday and Saturday 11AM – 1AM and on Sunday 11AM to 12AM. There will only be background music with Karaoke music. The location will have 50 seats with 6 tables and 3 service bars only. The space will be divided into 4 rooms. The applicant stated that will not be using security and the premises will have security cameras throughout. It was strongly suggested that they do use security since they are only a block away from another Karaoke establishment that has received multiple complaints, though they are smaller and their hours of operation are more reasonable, there will be a spillover of patrons. The establishment is under renovation. The new owner was previously employed by the previous establishment. There have been no 311 complaints for this location over the past 3 years. The premises will not host private parties. There will be no outdoor use.

After a discussion period the committee's recommendation/motion is to deny the applicant unless the applicant agrees to the following stipulation:

1. The premises will be operated as a Karaoke Bar/Lounge/ Restaurant
2. There will be no sale or consumption of alcohol on the premises until the appropriate license is issued by the SLA.
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 11AM – 12AM, Friday and Saturday 11AM – 1AM and on Sunday 11AM to 12AM.
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. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
12. There will be at least 20% visibility view into the establishment at eye level and there will be visibility from the hallway into each room.
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.
14. There will be at least 2 licensed Security Guards at all hours of operation.
15. There will be no private parties.
16. The applicant will allow the NYPD to conduct random business inspections.

The applicant's representative agreed and the **motion passed** in favor with one opposed.

The meeting ended at approximately 7:40PM.

Respectfully Submitted,

Chris Elisson

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Jonathan Bova

BM Judith Collins

BM Barbra Vellucci

Zoom

BM Elizabeth Edmonds

BM Liz Lovejoy

BM Donna Marie Carrera

BM Salah Altayeb

Excused Committee members:

BM Ruth Greenfield Masyr

Absent:

BM Xuhui Ni

BM Michael Huang

BM Husam Rimawi

Traffic and Transportation Committee May 2026 Report

Attendance:

Virtual : Jaynemarie Capetanakis Chair
Doris Cruz
Chris Ceserani
Staley Dietrich
Konstantin Hatzis
Stephanie Simone-Mahaney
Sandy Vallas, CB 10 Chair

In Person : Jonathan Bova
Carmen Feliciano
Liz Lovejoy
Romeo Petric

Excused:
Lawrence Stelter

Absent:
Daniel Loud

On Wednesday, May 6, 2026, the Traffic and Transportation Committee met in virtual quorum to discuss three public hearing items and three additional agenda items.

Public Hearing Items:

1. **Review of DiningOut NYC enclosed sidewalk café application at Tanoreen, 7523 3rd Avenue; Application #20260212030001**
 - This is an existing enclosed sidewalk café
 - Previously enclosed sidewalk café licenses were handled by City Planning and the Department of Consumer and Workplace Protection but now pre-existing enclosed sidewalk cafes must apply through DOT
 - The committee met in virtual quorum and voted in favor of this application. We will need a motion from the floor; seconded. Any discussion.
 - We are ready to vote. All in favor? Any opposed? Abstentions or recusals?
2. **Review of DiningOut NYC enclosed sidewalk café application at Lailas, 8530 3rd Avenue; Application #20260122030001**

- This is also a previously existing enclosed sidewalk café that has been a part of the building before Laila opened in 2024
 - As stated, previously enclosed sidewalk café licenses were handled by City Planning and the Department of Consumer and Workplace Protection but now pre-existing enclosed sidewalk cafes must apply through DOT
 - The committee met in virtual quorum and voted in favor of this application. We will need a motion from the floor; seconded. Any discussion.
 - We are ready to vote. All in favor? Any opposed? Abstentions or recusals?
3. Review of Dining Out NYC Roadway and Sidewalk Café for Café Negroni 308 86th Street, Application #20260311030001
- Request is for a sidewalk and roadway café on 86th Street
 - Restaurant opened at the end of last year
 - There have been no 311 noise complaints for this location
 - The layout of the roadway café is for 20' x 8' set up with 4 tables and 8 seats
 - The layout of the sidewalk café is for 20' x 7' set up with 4 tables and 8 seats
 - The hours of operation are daily from 11:00 AM to 10:00 PM
 - The committee discussion included concerns that this is near the corner, concerns over traffic including cars, buses, cyclists and pedestrians, and any changes coming to 3rd Avenue.
 - The committee met in virtual quorum and voted 8 to 3 in favor of this application. We will need a motion from the floor; seconded. Any discussion.
 - We are ready to vote. All in favor? Any opposed? Abstentions or recusals?

Committee Report Agenda Items:

Update on presentation by DOT Representatives regarding a proposed Safety Improvement Plan for 3rd Avenue between Wakeman Place and 86 Street

As part of the Truck Route Network Redesign, NYC DOT plans to add 3rd Avenue, from Wakeman Place to 86th Street, as a local truck route.

- DOT published their final truck route redesign and proposed rule to amend the New York City Charter and enter it into law
- The final map does include 3rd Avenue as shown in the prior proposal discussed at the February 2026 Board Meeting. At that meeting the board voted to send a letter to DOT and electeds with concerns and questions surrounding adding Third Avenue to the truck route. This included concerns regarding increased congestion, safety risks, the environmental impact, infrastructure strain, and the impact on quality of life.
- The DOT presentation can be found online on their website. The safety enhancements they suggested included concrete and painted curb extensions, signal time changes, hardened center lines and truck loading zones at various intervals

along Third Avenue. According to the presentation, this project will begin in late summer and be completed in Fall 2026. A public hearing on the matter will be held on June 9, 2026 at 10AM and public comments can be submitted online, email, fax or regular mail by 5 PM on June 9th

- There was significant concern from both board members and the Merchants of Third Avenue regarding the expansion of truck routes in a residential and commercial corridor.
- The committee unanimously passed a motion to strongly oppose the expansion of the truck route and voted to place a pause on the implementation of the Street Improvement Project (SIP) until DOT provides further data and addresses community concerns, which included having the Third Avenue Merchants be a part of this discussion.
- Once again, the committee met in virtual quorum and voted in favor of opposition of the expansion and putting a pause on implementation of this project. We will need a motion from the floor; seconded. Any discussion.
- We are ready to vote. All in favor? Any opposed? Abstentions or recusals?

Review of Open Streets Applications submitted to NYC DOT for our Summer Stroll Events:

1. 3rd Avenue from 82 Street to Marine Ave. on July 24th and August 7th from 4-10 pm
2. 3rd Avenue from 82 Street to 68 Street on July 31st and August 14th from 4-10 pm

The committee approved the applications for four annual *Summer Stroll* events, scheduled for July and August 2026. The stipulations supported in 2025 were renewed. We will dispense with a reading of the stipulations, however, they are part of the public record for this meeting.

Third Avenue Summer Stroll Stipulation Agreement with Community Board Ten

1.DSNY vehicles must begin cleanup no later than 10:30PM

2. The location of commencement of clean-up will be decided in consultation with NYPD, DSNY, Summer Stroll organizers and a representative from Community Board Ten.

3.All SLA licensed premises who plan to serve alcoholic beverages must submit a notice of Alteration to Community Board Ten.

4.All SLA licensed premises filing for a one-day outdoor license must submit a signed letter notifying Community Board 10 that their SLA licensed premises received the Rules of the DOT Weekend Walks Program/3rd Avenue Summer Stroll Event as well as the Stipulation Agreement with Community Board Ten and will comply with all rules during both events. Violations of the DOT Weekend Walk Rules/Third Avenue Summer Stroll Event will be subject to enforcement by SAPO, NYPD and SLA. In addition, the Community Board will submit complaints of rule violations with documentation to SAPO, NYPD and SLA.

5.Amplified sound permits will be issued at the discretion of the Third Avenue Summer Stroll Organizers and all applicants MUST adhere to NYC Noise Code Regulations and NYPD rules relating to Sound Permits. A list of locations must be provided to Community Board Ten in advance of the event.

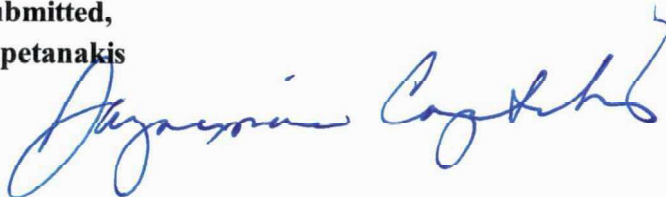
- 6. All Amplified Sound Permits issued by NYPD MUST END AT 10PM. Violations of the Sound Permit regulations will be referred by Community Board Ten for enforcement.**
- 7. NYPD personnel or NYPD Auxiliary personnel must be able to cover all intersections open to vehicular traffic for pedestrian safety.**
- 8. All participants at the DOT Weekend Walk/Third Avenue Summer Stroll event must comply with the direction of Summer Stroll Marshals.**
- 9. 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 no less prior to the first Summer Stroll Event.**
- 10. Distribution of DOT Weekend Walks regulations to all participating merchants.**

- The committee met in virtual quorum and voted in favor of this application. We will need a motion from the floor; seconded. Any discussion.
- We are ready to vote. All in favor? Any opposed? Abstentions or recusals?

Update on DOT notification of planned speed reduction locations and new School Slow Zones within CD10

- As part of Sammy's Law (2024), DOT will be reducing the speed limit to 15 miles per hour at every eligible school location in the city. 800 schools will see limits reduced this year (700 existing and 100 new). The existing school slow zones of 20 mph are being further reduced to 15 mph. In addition to signage, there are enforcement cameras at these designated locations.
- The current school zones with slow speeds (20 MPH) in CB10 total about 14 schools with slow zones. The board voted to endorse the current list while committing to advocate for the inclusion of additional schools in the district, specifically noting the absence of several important school locations in the initial plan. There are approximately 21 schools in our CB that do not have slow zones. Mayor Mamdani has stated that all eligible schools will be covered by the end of his first term.
- The committee met in virtual quorum and voted in favor of this application. We will need a motion from the floor; seconded. Any discussion.
- We are ready to vote. All in favor? Any opposed? Abstentions or recusals?

Thank you,
Respectfully Submitted,
Jaynemie Capetanakis
May 16, 2026



Final---Zoning and Land Use Committee

9305 5th Avenue, LLC/Fort Hamilton Mews

Brooklyn Community Board 10

May 18, 2026

The Zoning and Land Use Committee convened in virtual quorum in a hybrid meeting on May 7, 2026, to continue its review of the proposed rezoning and redevelopment of the former Staples site at 9305 Fifth Avenue. The applicant team returned following the Committee's prior meeting to respond to questions and concerns raised by Committee members and the public.

The application seeks to rezone the property from R6B/C2-3 and R5B to R7X/C2-4 in order to construct an approximately 11-story, 130-foot-tall mixed-use building with a setback at 10 stories and containing 292 residential units, including 88 income-restricted units under Mandatory Inclusionary Housing ("MIH"), together with commercial space, community facility space, and accessory parking. Under the current R6B zoning, the site permits 2.0 FAR as-of-right, generally resulting in a contextual building envelope of approximately 4 to 5 stories with a height cap of roughly 55 feet. (Through the City of Yes framework, up to 2.4 FAR and 65 ft may be permitted where affordable housing provisions are satisfied.) By contrast, the proposed R7X district would allow a substantially larger development envelope, representing approximately a 200% increase in FAR and a 163% increase in permitted height over the current R6B district. The applicant stated that the project would utilize MIH Option 2, which generally requires that 30% of the residential floor area be permanently income-restricted at an average of 80% Area Median Income ("AMI").

Throughout the meeting, the Chair reminded both the Committee and the public:

- that the principal issue under consideration is not architectural aesthetics or future commercial tenants, but the zoning district itself and the long-term implications of permanently increasing allowable density and bulk on the site;
- that rezonings remain with a property regardless of future ownership;
- that the Committee's role is to evaluate rezonings based upon the needs and conditions of Community District 10, including infrastructure capacity, neighborhood character, quality of life, and cumulative impacts over time.

In addition to comments made during the Committee's meetings with the applicant, the District Office received 88 written comments regarding the application, including 85 in opposition and 3 in favor. Written comments reflected strong community engagement on the proposal and addressed issues including neighborhood character, infrastructure capacity, affordability, environmental review, traffic and parking impacts, and long-term planning concerns. The comments submitted in favor generally cited the need for additional housing and welcomed the addition of new residents to the neighborhood.

Zoning District, Scale, and Neighborhood Character

The applicant maintained that the requested density is necessary to support:

- a fully rental building rather than an as-of-right condominium project;
- Mandatory Inclusionary Housing obligations triggered by the rezoning;
- structured accessory parking;
- and commercial and community facility components.

The applicant further argued that an as-of-right development would likely result in a smaller market-rate condominium project with little or no affordable housing and substantially less parking.

Committee members, residents, and written comments raised concerns regarding:

- the scale, height, density, and massing of the proposed R7X district and its compatibility with the surrounding neighborhood;
- concern that the proposal would fundamentally alter Bay Ridge's established character and built environment;
- the permanence of rezonings regardless of future ownership;
- the cumulative impact and long-term precedent repeated corridor rezonings could establish within Community District 10, particularly in areas south of 86th Street and within existing C-8 districts;
- whether rezonings of this scale should occur outside broader neighborhood planning;
- traffic, parking, infrastructure, and flooding concerns associated with the proposed increase in density;
- concerns regarding environmental review and cumulative impacts;
- and why intermediate zoning alternatives between R6B and R7X had not been more seriously explored.

Many speakers and commenters emphasized that they were not opposed to development itself, but rather to the scale and intensity of the proposed zoning district.

Traffic, Parking, and Circulation

The applicant stated that the project intentionally included:

- substantially more parking than would otherwise be required under zoning in response to longstanding community concerns regarding parking shortages;
- structured attended parking and internal loading operations intended to reduce curbside impacts;
- relocation of vehicular access and loading activity from Fifth Avenue to 94th Street in an effort to reduce impacts along Fifth Avenue;
- traffic analyses indicating that projected vehicle trips and circulation patterns could be absorbed within the surrounding roadway network;
- and projections indicating comparatively limited peak-hour residential and commercial vehicle trips relative to the broader corridor traffic network.

The applicant also argued that the proposed density was necessary in part to support the cost of these structured parking and loading operations.

Committee members, residents, and written comments raised concerns regarding:

- whether the proposed parking supply could realistically accommodate the scale of the development;
- the practicality of routing garage access and loading activity onto narrow residential side streets;
- existing congestion near Fifth Avenue and 92nd Street associated with bridge traffic, school operations, commercial activity, and surrounding arterial roadways;
- longstanding parking shortages and already difficult parking conditions in the surrounding area;
- severe traffic backups during bridge closures and rush hour conditions;

- skepticism regarding whether the project's parking configuration could adequately serve the development;
- concerns regarding assumptions underlying the applicant's traffic analysis;
- and the cumulative effect of additional residential, commercial, loading, service, and delivery traffic in an already congested area.

Sewer, Flooding, and Infrastructure Capacity

The applicant emphasized that:

- the project would incorporate modern stormwater detention systems;
- updated construction standards would be used to improve site conditions and reduce runoff generated by the property itself;
- and existing sewer and drainage deficiencies are longstanding neighborhood and citywide conditions that predate the proposal.

Committee members, residents, and written comments raised concerns regarding:

- recurring sewer backups, basement flooding, and longstanding drainage problems affecting surrounding homes and surrounding streets;
- the area's aging combined sewer system;
- the history of failures associated with the major sewer infrastructure beneath 92nd Street;
- the distinction between on-site stormwater mitigation and the broader issue of adding hundreds of additional residents to an already strained sewer system;
- whether existing infrastructure could effectively accommodate additional density when current neighborhood conditions already strain local infrastructure;
- and frustration that infrastructure investment has not kept pace with continued growth pressures.

Affordable Housing and Affordability Structure

The applicant emphasized:

- that the proposal would create permanently income-restricted housing in a community district identified by City metrics as producing comparatively little new affordable housing;
- that the requested density was necessary to financially support MIH obligations associated with the rezoning;
- that a smaller as-of-right project would likely result in market-rate condominiums without a significant affordable housing component;
- and that the proposed development would be entirely rental housing with permanently income-restricted units, despite rental use not being required by the zoning district;
- and that application materials and the Racial Equity Report characterized the surrounding area as presenting comparatively limited direct residential displacement risk because the site itself is currently developed with commercial uses rather than occupied housing.

During discussion regarding affordability, applicant's counsel acknowledged that some units at the higher AMI levels would be "essentially at market rate now," referencing projected rents contained within the application materials and Racial Equity Report. Discussion therefore

focused on the relationship between projected restricted rents, prevailing market rents, and local neighborhood income conditions.

Committee members, residents, and written comments raised concerns regarding:

- whether regional AMI formulas accurately reflect local income levels in the district;
- whether the proposal would substantially benefit existing CB10 residents;
- whether portions of the development would remain unaffordable to many working- and middle-class residents;
- whether certain affordability subsidy models may contribute to increases in surrounding market rents over time;
- and whether City affordable housing metrics fully account for the large number of existing rent-stabilized and naturally occurring affordable units already present throughout Community District 10, where approximately one-third of housing units are already rent stabilized.
- ~~(Bay Ridge~~

Environmental Review and Cumulative Impacts

The applicant emphasized that:

- the project qualified for the City's environmental "Green Fast Track" review process;
- a full Environmental Impact Statement and comprehensive traffic study were therefore not required;
- and the current review framework analyzes only the incremental increase above what could already be constructed as-of-right under existing zoning.

Committee concerns included:

- whether cumulative neighborhood impacts associated with repeated single-site rezonings are fully reflected under the current review framework;
- concern that repeated site-by-site rezonings may allow significant increases in density and bulk without broader neighborhood-level environmental review;
- and whether existing review thresholds adequately capture real-world neighborhood conditions already affecting the area.

Members further emphasized that regardless of whether the site ultimately remains R6B or is rezoned to another district, broader study of corridor conditions — particularly sewer infrastructure, flooding, traffic, schools, transit, and cumulative environmental impacts — would be appropriate for the area.

Public testimony and written comments similarly questioned whether the City's environmental review process adequately captures cumulative neighborhood impacts already affecting the surrounding area.

Recommendation

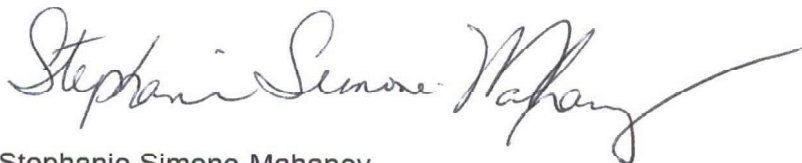
The Committee ultimately concluded that the proposed R7X zoning district is excessive relative to the surrounding neighborhood and continues to raise unresolved concerns.

Discussion also reflected the Committee's broader concern that rezonings along this corridor should not continue through isolated site-by-site applications without a larger neighborhood planning discussion in coordination with , elected officials, the community, and City Planning to determine what level of development is appropriate and sustainable for the neighborhood as a whole.

At the same time, the Committee recognized that the site may be appropriate for some level of redevelopment and additional housing growth. In that context, R6A was identified for consideration as a more moderate and contextual starting point moving forward. Members noted that R6A would still represent a significant increase over the existing zoning while allowing for additional housing opportunities in a manner viewed as more compatible with the surrounding neighborhood character and scale.

The Committee therefore adopted a motion recommending against the proposed R7X rezoning and further recommending that the site instead be evaluated within the context of a broader neighborhood planning framework, with R6A considered as a more moderate zoning alternative. The motion passed without opposition, abstentions, or recusals.

Respectfully submitted,

A handwritten signature in black ink, reading "Stephanie Simone-Mahaney". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Stephanie Simone-Mahaney

In attendance:

Josephine Beckmann

Sandy Vallas

Stephanie Simone-Mahaney

Doris Cruz

Carmelo DiBartolo

Ann Falutico

Barbara Germack

Public Members: Anne Cooney and Ralph Carmosino

DISTRICT MANAGER REPORT

May 18, 2026

Board Members,

I would like to take this opportunity to welcome our new Board Members! Please know that I along with our team at the District Office are here to help you and answer any questions you may have.

In lieu, of the long agenda, I am sharing a few announcements tonight.

I want to share with everyone that this is Block Party season. The Community Board is the second stop for Block Party applicants. A block party is a community sponsored public event where there are not sales of goods or services. They are limited to one block and one day. Applications must be submitted 60 days prior to the event and all applicants must be members of a block association and give permission by their neighbors. Rain dates are not permitted. If you know of someone who is interested and wants to learn more, please have them reach out to the District Office.

Last month, Board Member Lehu asked about events in the community marking the 250th Anniversary of the signing of the Declaration of Independence here in Bay Ridge. I was asked to share that The Bay Ridge Historical Society will be hosting Bill Armstrong, Communication Director for Sail4th250 at their monthly meeting on Wednesday, May 20th at 7:30 pm. Information was sent out via email newsletter and posted on our website.

The 68th Precinct Community Council will also be meeting on Wednesday, May 20th at the Fort Hamilton Senior Center 7pm – 9941 Fort Hamilton Parkway.

The Memorial Day Parade is set for Monday, May 25th Parade steps off at 11am on 3rd Avenue at 78th Street. The parade route is along 3rd Avenue to Marine up to 4th Avenue and over to 101st Street for a memorial service at John Paul Jones Park. Information is available on our website.

Fun on Fifth Avenue Festival will take place on Sunday, May 31st from 10am to 6pm from Bay Ridge Avenue to 85 Street.

Over last few weeks we have received many calls about the Official NYC Bin Requirement. The official date to purchase your bin is June 1, 2026 for 1 to 9 building units. The NYC Bin is the official trash bin and available for purchase at NYC Home Depot Stores for pick up or through delivery from Door Dash Instacart and Uber Eats.

Respectfully submitted,



Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

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

Budget Appropriation for FY 2026	\$297,760.00
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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	\$18,124.89	\$12,083.26	\$12,083.26	\$12,083.46			\$132,916.06
COMMUNITY COORDINATOR	\$7,346.51	\$11,906.61	\$7,346.49	\$7,346.49	\$7,346.49	\$7,345.99	\$11,014.86	\$7,345.99	\$7,345.99	\$7,345.99			\$80,782.66
COMMUNITY ASSOCIATE	2073.15	\$3,115.83	\$2,121.93	\$2,146.32	\$2,048.76	\$2,697.38	\$3,508.75	\$2,399.90	\$2,414.04	\$2,449.11			\$24,975.17
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	\$32,648.50	\$21,829.15	\$21,843.29	\$21,878.56	\$0.00	\$0.00	\$238,673.89

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												
10X	Intra-City Supplies	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99			
40B	Intra-City Telephone												
100	Supplies & Materials	62.69											
101	Printing Supplies					45.15		205.75			358.38		
117	Postage										425.00		
170	Cleaning Supplies		170.00								335.62		
199	Data Processing Supplies												
302	Telecomm. Equipment												
314	Office furniture												
315	Office Equipment					185.08		120.00		120.00			
319	Security Equipment	120.00		120.00							1,845.00		
332	Data Process Equipment										245.00		
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												
451	Local travel expenditures												
602	Telecomm. Maintenance	111.30	602.00	113.68	58.03		58.03	58.03	58.03	70.00	140.00		
612	Office Equip. Maint										88.80		
613	Data Process Equipment												
615	Printing	85.00	450.00										
622	Temporary Services-contractual												
624	Cleaning Services		142.00					142.00			900.00		
686	Professional Computer Services												
684	Professional Computer Services	723.40				450.00	750.00		500.00				
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	\$750.25	\$269.99	\$4,337.80	\$0.00	\$11,144.80

Total PS and OTPS Expenses	22,685.30	33,766.14	21,856.60	21,802.89	22,251.00	23,014.65	33,433.07	22,579.40	22,113.28	26,216.36	0.00		249,818.69
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Total Unencumbered Budget	Balance												\$47,941.31
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Respectfully submitted,


Shirley Chin, Treasurer

ENVIRONMENTAL COMMITTEE
Community Board #10/Brooklyn
April 23, 2026

The Environmental Committee met as a hybrid meeting at 7 p.m. on April 23, 2026, both in person at the District Office and via Zoom. The informational meeting addressed three community issues: flood preparedness, implementation of new sanitation corner bins along Fifth Avenue, and management of feral cat colonies in Bay Ridge.

The meeting began with a presentation from Ashley Mangra of New York City Emergency Management regarding flood season preparedness. The presentation focused on emergency planning, community readiness, and the importance of public awareness during severe weather events. NYC Emergency Management outlined its role in monitoring citywide emergencies through its 24/7 Watch Command Center and Emergency Operations Center, which coordinate responses among city agencies during major incidents.

Residents were encouraged to prepare for emergencies through three key actions: creating emergency plans, assembling emergency supply kits and “go bags,” and staying informed through the Notify NYC alert system. Officials emphasized the importance of planning evacuation routes, maintaining emergency contacts, and preparing for flash flooding events, particularly in basement apartments and low-lying areas. The presentation also highlighted lessons learned from significant flooding events experienced in the city last year and encouraged residents to sign up for Notify NYC alerts for real-time emergency information.

The committee then received a presentation from Liz Lovejoy of Fifth Avenue BID regarding the installation of new sanitation corner bins along Fifth Avenue. Liz explained that the New York City Department of Sanitation now requires all Business Improvement Districts to containerize waste rather than place trash bags directly on curbs. As a result, the BID has installed new dual-purpose corner bins that function both as public receptacles and storage containers for collected waste.

Discussion focused on challenges related to implementation, including illegal dumping, placement restrictions, and concerns from residents regarding the removal of traditional green corner baskets. The BID noted that although approximately 20 bins have been installed, illegal dumping by businesses and residents remains a significant issue. Committee members discussed the importance of continued public education regarding proper waste disposal and coordination between the BID and sanitation agencies when complaints arise.

The final portion of the meeting addressed concerns surrounding feral cat colonies and animal abandonment within the community. Local resident and animal advocate Dr. Mary Elizabeth McCari discussed the increasing number of abandoned cats, the financial burden placed on volunteer trap-neuter-release (TNR) caregivers, and the lack of accessible low-cost veterinary care throughout New York City.

Dr. McCari emphasized the need for multilingual public education materials, community outreach, and stronger coordination between animal welfare organizations, local elected officials, and law enforcement agencies. The committee expressed support for developing centralized educational resources, expanding public awareness efforts, and exploring opportunities for community TNR training sessions and partnerships with local organizations.

Respectfully submitted,


Tracie Britton

Community Board 10
Report of Older Adult Issues, Housing, Health & Welfare Committee
May 28, 2026, 7:00pm

A meeting of the Older Adult Issues, Housing, Health, and Welfare Committee, was held Tuesday, April 28 at 7:00pm as a hybrid meeting. It was attended by committee members, members of the community, and invited presenters.

There were two presentations. First, Dr. Juan Mejia, President of NY Presbyterian Brooklyn Methodist Hospital spoke about service changes at the hospital and a new practice location in Bay Ridge. Our second presenter, Dr. Samantha Williams from NYC Department of Health spoke about lung cancer.

Dr. Mejia told us that NY Presbyterian Brooklyn Methodist Hospital was founded in 1881 in Park Slope. In its over 140-year history it has grown to be a large hospital with 577 in-patient beds, 18 specialty departments, 216,000 ambulatory visits, 88,000 emergency room visits, and 29,000 patient discharges annually. Each year, 4,100 babies are born and they are in the process of updating their post-partum area to include 35 private rooms for mothers post-delivery. The hospital is a Level 2 Trauma Center, it has a Leapfrog "A" rating, and a CMS "5" Star Rating which is based on standardized criteria throughout the country.

Additionally, the hospital has many programs throughout the borough such as:

- There are sixty (60) out-patient practice locations throughout Brooklyn, including the Center for Community Health known as CCH, which is the first major ambulatory facility in Brooklyn. It opened five years ago and is located across the street from the main hospital.
- A Mom & Baby Mobile Medical Unit which connects pregnant women with doctors for pre-natal care.
- A Sexual Health Mobile Medical Unit that goes out into the community to provide services.
- A Brooklyn Cancer Screening Program.
- The hospital does much work outside of the hospital by providing support to Community Based Organizations and participating in over 200 community events.

In the past few weeks, NY Presbyterian Brooklyn Methodist hospital proudly opened a third location in Bay Ridge. The existing locations are at 9000 Shore Road and the Leros facility at 8721 Fifth Avenue. The newest facility is at 502-86 Street which is the site of the former TJ Max, above Citi Bank. It occupies the second & third floors and houses multiple specialties. It is much larger than the other two facilities which occupy 3,400 square feet and 5,500 square feet. The new facility is more than three times the size at 16,500 square feet. It has new modern state of the art equipment and additional staff of

41 people. Numerous specialties services are housed at this location including: Cardiology, Gastric health, Endocrinology, Obstetrics & Gynecology, Orthopedic surgery, x-ray services, and many surgical sub-specialties. All doctors are from Weill Cornell Hospital so people won't have to travel to Manhattan to get good care.

This is an exciting expansion for NY Presbyterian Brooklyn Methodist Hospital and for Bay Ridge residents. We thanked Dr. Mejia for his presentation and for bringing 6 staff members to our meeting.

Our next speaker was Dr. Samatha Williams, a public health physician from the NYC Department of Health at the Center for Cancer Prevention & Control Program of the Bureau of Chronic Disease Prevention.

In NYC, there are 4,300 new cases of lung cancer diagnosed annually and 1,800 people succumb to the disease each year. It is most prevalent in people over the age of 65 but it is still found in younger people and even occasionally in children. Each year, 1 in 17 men and 1 in 18 women are diagnosed with lung cancer. Early-stage cancers have a better survival rate.

Smoking and second-hand smoke is the number one cause lung cancer and is responsible for 18% of lung cancer. The second leading cause is Radon and it is recommended that people get their homes tested for it. Other causes of lung cancer include workplace and construction site hazards such as asbestos and other fine airborne particles, radiation therapy that is close to the lungs, diesel exhaust, uranium, and arsenic.

Dr. Williams showed a slide of NYC indicating the incidence levels of lung cancer throughout NYC. Much to our dismay, Staten Island and Bay Ridge had the highest number of cases in NYC. Participants hypothesized that it could be related to large number of 1st responders and the air pollution due to garbage dumps and incinerators. Additionally, there are some high-risk neighborhoods elsewhere in NYC with the highest prevalence in Stapleton, Port Richmond, Williamsburg, Fordham, and Corona-Tremont.

NYC & NYS have many resources to help people to stop smoking. One can go to NYC.gov to "How Can I Get Tobacco Treatment Medications?" and NYS has a "Quit Line" that provides counseling. There is an Asian Smoker Quit Line, and many local treatment programs that can be found on the NYC Health Map. Medicaid and Medicare cover many medications to help people avoid tobacco.

Our District Leader, Josephine Beckman brought up the concerns of Community Board 10, about smoking and vaping among our youth and students in the area. We have had

speakers on this topic and many residents have contacted the CB10 office to discuss their concerns about the proliferation of smoke shops in the neighborhood.

We thanked Dr. Williams for her informative presentation.

All participants were invited to our May 18, CB10 meeting.

Respectfully submitted,

A handwritten signature in cursive script, reading "Ruth Greenfield Masyr". The signature is written in black ink and is positioned below the "Respectfully submitted," text.

Ruth Greenfield Masyr

Chair, Older Adults, Health, Housing & Welfare Committee

Community Board 10
Nominating Committee Report – May 18, 2026

The Nominating Committee met on April 30, 2026 to create the procedure to notify Board Members that nominations are open for anyone who would be interested in running for an officer position for fiscal year 2027.

A letter explaining the procedure was sent by the District Office on April 30th to all Board Members outlining the process for submissions including the deadline to submit a nomination which was Monday, May 11th at noon. A copy of the letter is attached to this report.

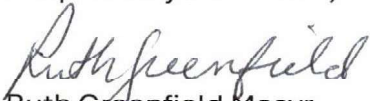
Four submissions were received at the District Office, all from our current officers.

The Nominating Committee met again on May 15, 2026 and reviewed the submissions. The Committee voted to approve the slate of officers for fiscal year 2027 as follows:

Chair – Sandy Vallas
Vice Chair – Stephanie Simone-Mahaney
Secretary – Chris Ellisson
Treasurer – Shirley Chin

The Committee hereby submits the above slate of officers to the Board. I would like to thank the Members of the Nominating Committee, Tracie Britton, Doris Cruz, Barbara Germack, and Liz Lovejoy for their participation.

Respectfully submitted,


Ruth Greenfield Masyr
Chair, Nominating Committee

Att.

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Arom Dee Thai LLC 6735 3 rd Avenue	Renewal 05/6/2026	wine, beer, cider
Nature's Grill LLC 7417 3 rd Avenue	Renewal 05/11/2026	wine, beer, cider
Fat Boy Noodle Bar Inc. d/b/a Café Negroni 308 86 th Street	Class Change* 05/11/2026	liquor, wine, beer, cider
Bombay Grill 8716 3 rd Avenue	Renewal 05/15/2026	wine, beer, cider
Salt Dog Restaurant Ltd. 7509 3 rd Avenue	Renewal 04/13/2026	liquor, wine, beer, cider
Bensonhurst Entertainment Inc. d/b/a Café by The Pier 35 Bay Ridge Ave.	Class Change* 05/18/2026	liquor, wine, beer, cider
Dyker Pizza Company Inc. d/b/a APIZZA 9524 Fourth Avenue	New* 05/21/2026	wine, beer, cider
Common 3 rd Ave Inc. d/b/a The Common 9403 Third Avenue	New* 05/22/2026	wine, beer, cider
Downtown Yummy Restaurant Inc. d/b/a BK Seafood Market 842 64 th Street	Renewal 05/26/2026	liquor, wine, beer, cider
Vounaros Restaurant Corp. 7609 5 th Avenue	New* 06/01/2026	wine, beer, cider

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