

Community Board 10 Board Meeting Member Attendance

September 17, 2026, 7:00pm, Fort Hamilton Senior Center, 9941 Ft Hamilton Parkway

Board Members Present: 34

Salah Altayeb
Andrei Anghel
Ibrahim Anse
Jonathan Bova
John Bruno
Jaynemarie Capetanakis
Christopher Cesarani
Shirley Chin
Judith Collins
Carmelo DiBartolo
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Lance Ford
Senja Frangipani
Vincent Gentile
Barbara Germack
Itai Greenberg
Konstantin Hatzis
Habib Joudeh
Elizabeth Lovejoy
Essa Masoud
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Xuhui Ni
Stephanie Simone-Mahaney
Lawrence Stelter
Julie Thum
Sandy Vallas
Barbara Vellucci

Board Members Excused: 12

Tracie Britton
Donna Carrera
Doris Cruz
Richard Day
Stella Kokolis
Pierre Lehu
Daniel Loud
Romeo Petric
Dr. Husam Rimawi
Paula Rubel
Henry Stewart
Jana Taoube

Board Members Absent: 2

Tamer Ahmed
Huazhao Liang

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
September 17, 2026; Fort Hamilton Senior Center, 9941 Ft. Hamilton Parkway; 7:00 pm
View on YouTube: bit.ly/3HLO5lw

HONOR OF THE PLEDGE

James and MaryBeth Lamond, Retiring long time, dedicated volunteers at St. Vincent dePaul Food Pantry at St. Patrick's Church

ADOPTION OF AGENDA

ADOPTION OF MINUTES

June 15, 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 beer and cider application at Fine Flavors Deli Corporation 7215 3rd Avenue, Store 2

Committee Report and Recommendation Discussion and Vote

Review of new SLA liquor, wine, beer, cider application at Alexandria NYC Inc., 8915 5th Avenue

Committee Report and Recommendation Discussion and Vote

Review of new SLA liquor, wine, beer, cider application at Gala Venues BK Inc., 8021 13th Avenue

Committee Report and Recommendation Discussion and Vote

Review of new SLA wine, beer, cider application at Taj Mahal Indian Restaurant, 7315 3rd Avenue

Committee Report and Recommendation Discussion and Vote

In the matter of an application for a zoning map amendment from R4B (BR) to R6A (BR) and a zoning text amendment to Appendix F to map MIH to facilitate a new four-story, 33,055 square foot community facility building being sought by Bay Ridge Community Development Center Inc. at 9818 Fort Hamilton Parkway; ULURP 260115ZMK, 260116ZMK; CEQR 26DCP053K

**Public Hearing
Committee Report and Recommendation Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

Update regarding Open Meetings Law

Informational Report

Update regarding Bay Ridge Towers

**Committee Report and Recommendation
Discussion and Vote**

TRAFFIC AND TRANSPORTATION COMMITTEE

**Update on ACE (Automated Camera Enforcement)
Program including recent implementation along
B9 Bus Route**

Informational Report

**Review of School Slow Zone Implementation criteria
Including DOT proposal at 13th Avenue
between 63rd and 64th Street, PS 372, The Detective
WenJian Liu School of Civics and Entrepreneurship**

**Committee Report and Recommendation
Discussion and Vote**

**Update regarding Open Dining approval process and
new permanent year-round program**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Thursday, September 17, 2026, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton
Parkway

YouTube Livestream: <https://www.youtube.com/watch?v=IW5SMDgMLGw&t=6965s>

Chair Vallas called the meeting to order at 7:05 PM and introduced James and MaryBeth Lamond to lead the honor of the pledge. Mr. and Mrs. Lamond are long-time volunteers with the St. Vincent DePaul Society food pantry at St. Patrick's Church and are retiring from their service.

After the pledge, Mr. Lamond spoke and thanked all the volunteers and community members who have made the food pantry successful over the years. St. Patrick's Pastor Father Dowd then thanked the Lamonds for their years of effort on behalf of the St. Vincent DePaul Society. Additionally, the Lamonds were presented with awards and proclamations from the offices of Councilmember Alexa Aviles, Assemblyman Alec Brook-Krasny, Senator Andrew Gounardes, Councilmember David Carr and Brooklyn Borough President Antonio Reynoso.

PUBLIC SESSION

Senator Lester Chang:

- Greeted everyone and welcomed the board back from the summer hiatus.
- Announced that his office offers free veterans' services every Friday.
- On October 18th, there will be an installation and dedication for a statue of Christopher Columbus at the Knights of Columbus on 86th Street.

Council Member Susan Zuang:

- Greeted everyone and thanked the board and district manager for their hard work.
- Stated that her office is working hard on cleaning and preventing the illegal dumping that occurs along 62nd Street as well as improving traffic safety at the Wen Jian Liu School, near 13th Avenue and 64th Street

Dominic Schlossberg representing Councilwoman Alexa Aviles:

- Greeted everyone and announced that the office is continuing to hold mobile hours at McKinley Library.
- Stated that the Council Member is meeting with the new Brooklyn Borough Commissioner for DEP and other elected officials to help move the 10th Avenue Sewer Project along.
- Announced that three of the Council member's resolutions on Puerto Rico will be read at the Schomberg Center in Harlem on September 28th.

Ben Fikhman representing Councilwoman Santosuosso:

- Greeted everyone and welcomed them back from the summer break.
- Provided information on new pieces of legislation the Council Member introduced including one requiring lactation consultation and counseling services to be covered by all insurance providers and another to require the Department of Health to send email reminders about license and permit renewals.

- Announced that the first meeting to discuss the possible rezoning of the “Bay Ridge Triangle” will be on September 22nd and that the next shredding event will take place on October 3rd.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Greeted everyone and announced that the Brooklyn Borough President has a Brooklyn nonprofit acquisition fund to aid non-profit organizations in obtaining spaces to use.
- Announced a digital resource hub for immigrants called Our City, Our Sanctuary which is very informative and can be found on the Borough President’s website
- Reminded the new Board Members of the upcoming swearing in ceremony
- Welcomed the new members and announced that she will no longer be the board’s liaison. She thanked the board and stated it was an honor holding the position for the past ten years.

Nathaniel Goodyear representing Senator Andrew Gounardes:

- Greeted everyone and announced that the Senator was glad that the Third Avenue truck route proposal was cancelled.
- Invited everyone to the shredding event on October 3rd and to a property tax and rent freeze event at the Senator’s office.

Brad Hennessy regarding the 10th Avenue Sewer Project:

- Greeted everyone and asked for more help in getting the 10th Avenue Sewer project completed.
- Urged the board to do more about e-bike safety.

Valerie Vislocky representing Fort Hamilton Senior Center:

- Greeted everyone and provided more information about the Center and its services.
- Noted that the Fort Hamilton Senior Center has not requested to use meeting space from the Bay Ridge Community Development Center
- Asked the board to consider the traffic safety issues on Fort Hamilton Parkway when reviewing and voting on the upcoming zoning application at 9818 Ft. Hamilton Parkway.

Ali Alsaede, representing the Bay Ridge Manor:

- Greeted everyone and introduced himself as the new owner of the Bay Ridge Manor.
- Invited the Community Board and any other community organizations to host events at their location.

David Kupferberg regarding Sammy’s Law:

- Expressed his concern about applying Sammy’s Law to every school in the city.

Board Member Danielle Mowery regarding Constitution Day:

- Greeted everyone and announced that today is Constitution Day and she has free copies of the Constitution on the back table.
- Announced that the Brooklyn Book Festival will be returning to Downtown Brooklyn on September 26th.
- Urged everyone to take Narcan training.

Victoria Hofmo regarding the Fort Hamilton Parkway Rezoning:

- Expressed her disapproval of the rezoning of 9818 Fort Hamilton Parkway.

Lynn Anderson regarding the Fort Hamilton Parkway Rezoning:

- Asked if the Bay Ridge Community Development Center could modify how they operate their food pantry so that lines do not form outside people's homes.

Diana Goodman regarding the Fort Hamilton Senior Center:

- Asked if a traffic light can be added near the Senior Center to help seniors cross over to the Center.

Peter Lambrakis regarding the Fort Hamilton Parkway Rezoning:

- Expressed his concerns about a larger community center exacerbating the current traffic problems in the area.

Board Member Habib Joudeh regarding the Fort Hamilton Parkway Rezoning:

- Expressed his support of the 10th Avenue Sewer Project and hope that it will be expedited.
- Urged the board to consider that an expanded community center, accessible to everyone, will be an asset to all members of the community when voting on the rezoning proposal.

PUBLIC HEARING

In the matter of a new application for a beer and cider license for Fine Flavors Deli Grill Corp., 7215 3rd Ave, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Fine Flavors Deli Grill 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 are Monday – Thursday 9 AM to 10 PM, Friday – Sunday 9 AM – 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 Joudeh. All in favor; motion carried unanimously.

In the matter of a new application for liquor, wine, beer and cider for Alexandria NYC Inc. d/b/a Sofra located at 8915 5th Ave, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Sofra, 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 are Monday – 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 Joudeh. All in favor; one abstention – BM Anse; motion carried unanimously.

In the matter of a new application for liquor, wine, beer and cider for Gala Venues BK Inc., located at 8021 13th Avenue, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Gala Venues BK Inc., unless they agree to the following stipulation:

- 1. The premises will be operated as a restaurant/Catering Hall.**
- 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 10 AM – 10 PM, Friday – Saturday 10AM – 11 PM and on Sunday 10 AM to 10PM.**
- 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.**

BM Joudeh asked if the establishment has an outdoor dining area. The catering hall is not yet open but will not have outdoor seating.

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

In the matter of a new application for wine, beer and cider for Taj Mahal Restaurant, located at 7315 3rd Avenue, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Taj Mahal Restaurant., 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 are Monday – Sunday – Saturday 11:30 AM to 10 PM.**
- 6. There will be no smoking permitted.**
- 7. There will be no outdoor music.**
- 8. The doors and windows shall remain closed with any amplified music.**
- 9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.**
- 10. There will be at least 20% visibility view into the establishment at eye level.**
- 11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.**

12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

Motion seconded by BM Falutico. All in favor; 1 abstention, BM Anse; motion carried.

In the matter of an application for a zoning map amendment from R4B (BR) to R6A (BR) and a zoning text amendment to Appendix F to map MIH to facilitate a new four-story, 33,055 square foot community facility building being sought by Bay Ridge Community Development Center Inc. at 9818 Fort Hamilton Parkway; ULURP 260115ZMK, 260116ZMK; CEQR 26DCP053K.

Motion: CB10 to recommend modification of the certified application from R6A to R6D, together with the proposed Mandatory Inclusionary Housing text amendment. The applicant shall also schedule a meeting with the appropriate city agencies to address infrastructure and roadway conditions that contribute to problems in the area; to establish a community advisory group consisting of representatives of the Bay Ridge Community Development Center, Community Board 10, and surrounding blocks and; to continue considering design measures discussed during the meeting, including the use of red brick for the exterior, landscaping, privacy measures, and other improvements intended to reduce impacts on adjacent properties.

Discussion followed about what increased density and more programming will do to an area that already has significant traffic and parking issues, whether the center would be open to everyone in the community and what impact more construction would have for the nearby residents. The facility, which will be open to the whole public, did consider adding a parking component but it was deemed to not be financially feasible.

Additional questions were asked about what the modification from R6A to R6D would mean. An R6A zoning would theoretically allow for a 95-foot residential building, should plans for the site change, while an R6D residential building tops out at 75 feet. The proposed community facility will only be 54 feet, and the modification means that the building will lose about 1800 square feet of space.

25 in favor, 1 opposed, BM Masyr, 1 abstention, BM Simone-Mahaney; motion carried.

CHAIR'S REPORT:

Chair Vallas welcomed the Board back from the summer and thanked everyone for their hard work. He asked all board members to check their committee assignments and to attend all committee meetings when possible.

DISTRICT MANAGER'S REPORT – See Attached

TREASURER'S REPORT – See Attached

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

Chair Vallas rendered the Committee report. See Attached

Motion: CB10 to adopt a resolution requesting government assistance for the significant infrastructure repair work needed for the Bay Ridge Towers parking deck and to send said resolution to all city and state elected officials.

BM Edmonds asked if the money needed for these repairs wouldn't be better spent elsewhere. DM Beckmann replied that while the infrastructure supports the parking deck of the Towers it also supports the sidewalks, connections between the buildings and other infrastructure around the buildings and repairs are necessary to keep the area stable.

BM Stelter asked if demolition was a possibility. DM Beckmann answered that it is an emergency and any scenario could be possible to resolve the problem.

All in favor; motion carried unanimously.

TRAFFIC & TRANSPORTATION COMMITTEE

Chair Capetanakis rendered the Committee report. See Attached.

Motion: CB10 to send a letter to NYC DOT in support of the proposed school slow zone on 13th Avenue between 63rd and 64th Street.

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

OLD BUSINESS

No old business.

NEW BUSINESS

BM Chin announced that there are still openings for girls to join her scouting troop at St. Anselm's.

Seeing no further business, Chair Vallas adjourned the meeting at 9:15 pm.

**POLICE AND PUBLIC SAFETY COMMITTEE
COMMUNITY BOARD 10**

Date/Time: September 13, 2026, 7:00PM

Call to order: 7:00 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 September 13, 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. New SLA beer, wine and cider application at Fine Flavors Deli Grill Corp., 7215 3rd Ave
2. New SLA liquor, wine, beer and cider at Alexandria NYC Inc., 8915 5th Ave.
3. New SLA liquor, wine, beer and cider application at Gala Venues BK Inc. 8021 13th Ave.
4. New SLA liquor, wine, beer and cider application at Taj Mahl Indian Restaurant 7315 3rd Ave.
5. New and old Business

New SLA beer, wine and cider application at Fine Flavors Deli Grill Corp., 7215 3rd Ave

The applicant owner Joanna Canete Toxqui was represented by Ellie Morales. The restaurant has been operating as a restaurant since 2025. The hours of operation are Monday-Thursday 9 AM to 10 PM, Friday – Sunday 9 AM – 12 AM. The premises has 5 tables with 20 seats and 1 bar with no seats. There will be no outdoor dining, and the premises will only have background recorded music.

Motion was made to deny the applicant unless they agree to the following stipulation.

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the 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 are Monday – Thursday 9 AM to 10 PM, Friday – Sunday 9 AM – 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.

After a discussion period the motion passed unanimously in favor.

New SLA liquor, wine, beer and cider application for Alexandria NYC Inc. d/b/a Sofra located at 8915 5th Ave.

The applicant Mohamad Elbhery was present on Zoom. The applicant was prior manager at Red Oak located at 8305 3rd Avenue. The location has 69 seats with 23 tables and 1 bar with 14 seats. The applicant supplied the committee with 21 signatures in support of the applicant. There is no adverse history at this location. The hours of operation will be Monday - Sunday 10 Am to 12 AM. There will only be background recorded music. The applicant will be looking to do some outdoor seating in the future.

Motion was made to deny the applicants 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 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 are Monday – 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.

After a discussion period the motion passed unanimously.

Review of new liquor, wine, beer and cider application for Gala Venues Bklyn, located at 8021 13th Avenue

The applicant, Wen Ling Lu was present at CB 10 office along with her daughter Amy who will be the interpreter for the applicant. The location was the prior Sirico's catering hall and restaurant. The hours of operation will be Monday – Thursday 10 AM to 10 PM Friday and Saturday 10 AM to 11 PM and Sunday 10 AM to 10 PM. There is no outdoor use. The establishment has on the first floor maximum 85 people as an ordinary catering hall with coat check room. The second floor has a maximum of 285 people as a restaurant and catering hall.

The establishment will have background music and a DJ as well as live music depending on the events hosted. There will be no outdoor use.

Motion was made to deny the applicant unless they agree to the following stipulation:

1. The premises will be operated as a restaurant/Catering Hall.
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 10 AM – 10 PM, Friday – Saturday 10AM – 11 PM and on Sunday 10 AM to 10PM.
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.

After a discussion period the motion passed unanimously in favor.

New SLA Wine, Beer and Cider for Taj Mahal Restaurant 7315 3rd Avenue

The applicant Mohamed Rohman was present in the district office. This location has been operating as a restaurant since 2001. There is no adverse history at the location. The hours of operation are Sunday – Saturday 11:30 AM - 10 PM. The restaurant will have background recorded music. The applicant did tell us that in the future he may look to do some outdoor dining.

Motion was made to deny the applicant unless they agree to the following stipulation:

1. The premises will be operated as a restaurant.
2. There will be no sale or consumption of alcohol on the premises until the 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 are Monday – Sunday – Saturday 11:30 AM to 10 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.

8. The doors and windows shall remain closed with any amplified music.
9. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
10. There will be at least 20% visibility view into the establishment at eye level.
11. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
12. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

After a discussion period the motion passed unanimously in favor.

New and old Business

Discussion of events that occurred over the summer break.

1. The district office received complaints of a grocery stores selling cannabis products. After investigating the locations, the locations do have active hemp licenses issued by the Office of Cannabis Management (OCM). These locations may sell infused cannabis products if the THC levels remain below the threshold and the purchase is not to patrons under 21 years of age. The locations in question were not doing anything illegal.
2. LFG distribution Salt Litty is reapplying for a microbusiness at 445 Bay Ridge Avenue. Last year they applied and the board rendered a negative opinion due to improper notice and proximity to schools. The proximity laws have changed, and LFG Distribution is reapplying for an opinion. The district office has requested a 30-day extension for Salt Litty and will be on October's agenda.
3. Bodega NYC had a hearing at the SLA on July 15th due to the board denying the location of a liquor license. The Chair did attend the hearing and gave testimony. Bodega NYC was represented by 2 attorneys. The SLA board granted Bodega NYC a temporary license with the stipulation of only background music and they must close by 12 AM.
4. In April 2026 AA66 Club located at 815 66th street was given approval by the board for an SLA license with stipulation. The district office has received several complaints of noise and individuals entering at all hours of the day. The club has violated the stipulation with the hours of operation and 20% view into the establishment. A letter will be sent to the SLA since they currently have a temporary license.
5. Officer Gandor of 068 Pct. Community Affairs was present via Zoom, and it was discussed about the increase in parking summonses with an increase in traffic agents assigned to 068 Pct. The recent burglaries that occurred on 3rd Avenue to corner locations. Recent homicide of Maria Flores with a suspect identified but has not been apprehended. Issues were discussed regarding the Bay Ridge Avenue subway station of both entrances being blocked by people laying down and loitering. Other issues were ebikes and dirt bikes on Fort Hamilton High School track. Officer Gandor stated to call 911 immediately if that behavior is seen again.

The meeting ended at approximately 8:00 PM.

Respectfully Submitted,

Chris Elisson

Chris Elisson, Chairperson

Attendees:

CB 10 District Manager, Josephine Beckman

PPS Committee:

In Person at CB10 Office

Chair, Chris Elisson

BM Elizabeth Edmonds

BM Jonathan Bova

BM Judith Collins

BM Lance Ford

Zoom

BM Liz Lovejoy

BM Ruth Greenfield Masyr

BM Xuhui Ni

Excused Committee members:

BM Donna Marie Carrera

BM Barbra Vellucci

Absent:

BM Husam Rimawi

BM Salah Altayeb

Fine Flavor Grill

Ellie Morales (Zoom)

SOFRA

Mohamed Elberry (Zoom)

Gala Venues

Wen Ling Lu

Amy

Taj Mahal

Mohamad Rohman

Zoning and Land Use Committee
9818 Fort Hamilton Parkway
Brooklyn Community Board 10
September 17, 2026

The Zoning and Land Use Committee met on Tuesday, September 15, 2026, with an in-person quorum to continue its review of the land use application submitted by the Bay Ridge Community Development Center (BRCDC) for 9818 Fort Hamilton Parkway.

The certified application seeks a zoning map amendment from R4B to R6A and a zoning text amendment to map Mandatory Inclusionary Housing (MIH) on the site. The Committee's review centered on two overarching land-use concerns: first, the significant departure from the Special Bay Ridge District and the surrounding low-rise contextual zoning framework; and second, the magnitude of the proposed upzoning and the permanent development rights that would run with the land if ownership, use, or development of the property changed in the future. In determining whether an upzoning was necessary and appropriate for this site, the Committee also examined the need for the requested increase in floor area, the anticipated intensity of use, existing neighborhood and operational conditions, and the findings of the environmental review.

R6D Compromise Proposal

Following the Committee's two June review meetings, Community Board representatives met separately with the applicant's representative and with a liaison from the Department of City Planning regarding whether a lower-density zoning district could accommodate a reasonable expansion of the proposed community facility while addressing concerns raised by the Committee and surrounding residents.

R5D and R6B were considered, and the September meeting focused principally on R6D with MIH as a proposed compromise in place of R6A.

The applicant team stated that their modified proposal for an R6D zoning district, was intended to respond to concerns regarding height, bulk, and particularly the permanent residential development rights that would remain with the property if its ownership or use changed.

The record also reflected substantial public opposition to the proposal with 80 residents expressing opposition through letters and a petition.

R6D Technical Comparison:

Community Facility

The applicant's R6A proposal contemplated a community facility of approximately 33,050 square feet. Under R6D, community facility FAR would be 2.5, permitting approximately 31,250 square feet.

The change from R6A to R6D would therefore result in a loss of approximately 1,800 square feet, or about 5.4%, from the proposed facility.

Compared with the existing R4B zoning, which permits approximately 20,625 square feet of community facility floor area, R6D would still allow approximately 10,625 additional square feet, representing an increase of approximately 51.5% over existing development rights.

The proposed building would remain four stories and approximately 54 feet in height under R6D. Maximum community facility height would decrease from approximately 75 feet under R6A to 65 feet under R6D, but even the proposed 54-foot building would substantially exceed the approximately 32-foot height restriction for community facilities under the existing Special Bay Ridge District framework.

Residential Development Rights

Because zoning runs with the land, the Committee's review also considered the residential development rights that would remain if ownership or use of the property changed.

Under R6D with MIH, residential FAR would increase from 1.0 to 3.0, representing a 200% increase over existing R4B zoning.

Moving from R6A to R6D would therefore reduce the potential residential development capacity by approximately 23%. *(Under R6A with MIH, residential FAR would increase from 1.0 to 3.9, representing a 290% increase over existing R4B zoning.)*

Maximum residential height would decrease from approximately 95 feet under R6A/MIH to 75 feet under R6D/MIH, a reduction of approximately 21%. Compared with the existing low-rise zoning framework, however, the R6D maximum height represents an increase of approximately 134%.

Special Bay Ridge District and Surrounding Context

The Committee continued its discussion of the relationship of the proposed zoning to the Special Bay Ridge District and surrounding contextual zoning.

Discussion also returned to the physical condition of Fort Hamilton Parkway at this location. Although mapped considerably wider, the functioning roadway is approximately 37 feet wide and generally operates with one travel lane in each direction. The site is also affected by the physical constraints of the expressway and bridge infrastructure, traffic traveling toward the Belt

Parkway and Verrazzano-Narrows Bridge, truck activity associated with Fort Hamilton, and service and work vehicles associated with nearby facilities.

These conditions remained relevant to the Committee's assessment of the appropriateness of additional density and intensity of use at the site.

Programming and Intensity of Use

As part of its ULURP review, the Committee must determine whether the requested zoning change is appropriate for the site. In that context, questions about programming and future use are relevant because they help the Committee understand the intensity of activity that could accompany the proposed expansion.

That remained important here because the applicant's original plans (2021) did not require comparable zoning relief, while even the reduced R6D proposal would allow a substantial increase in community facility floor area. The applicant indicated that some programming would be relocated from another location, but many of the programs and future uses of the expanded facility have not yet been developed.

The Committee therefore continued to seek a clearer explanation of why an upzoning of this magnitude is necessary and what level of daily activity the expanded facility could generate, including pedestrian and vehicle trips, deliveries, and other operational impacts. The Committee emphasized that its questions regarding programming concerned the intensity and land-use implications of the proposed expansion, rather than the merits of the individual programs or services themselves.

Existing Conditions and Operational Impacts

A significant portion of the September meeting focused on existing traffic, parking, pedestrian, and operational conditions surrounding the site—conditions that have persisted for a few years and remain unresolved. Committee members and residents described double parking on multiple blocs, blocked private driveways, vehicles obstructing hydrants and other restricted areas, pedestrian queuing that obstructs private driveways, residential stoops, and access stair, congestion associated with food distributions and other activities, and periods during which the approximately 37-foot-wide roadway effectively functions as a single travel lane.

The Committee also noted that Fort Hamilton Parkway serves as an alternate route to the Belt Parkway and the Verrazzano Bridge entrance, and carries substantial traffic during certain periods, raising concerns regarding speeding and emergency-vehicle access. Concerns have also been raised regarding repeated flooding and the importance of maintaining unobstructed and reliable access along Fort Hamilton Parkway, which leads directly to the primary entrance of the U.S. Army Garrison Fort Hamilton which has few alternative access routes.

It has also been noted that the nearby senior center spent many years petitioning the City for pedestrian-safety improvements to the intersection in front of its facility. The City recently installed crosswalks, signage, and designated No Parking areas. However, vehicles associated

with activities at the Center have blocked pedestrian ramps and occupied areas intended to remain clear, undermining the effectiveness of those safety improvements.

These existing conditions are directly relevant to the proposed upzoning, which under R6D could increase activity at a site where current operations already create significant traffic, parking, pedestrian, and access impacts.

The Committee also noted the considerable difference between environmental review screening thresholds and the actual operational conditions experienced in the area, particularly during heavily attended activities.

Applicant's Proposed Mitigation Measures

The applicant described several measures that had been implemented or were being considered to address existing conditions.

Measures already undertaken included the use of attendants and reductions in food-distribution frequency. The applicant stated that distributions, which had occurred weekly during the COVID period, were currently conducted approximately twice per month and once per month during the summer.

Measures incorporated into or being considered as part of the proposed facility included efforts to contain pedestrian queues within the property, approximately **eight feet of landscaped setback area** intended in part to provide additional queuing space, and internal service and circulation arrangements intended to improve deliveries and reduce spillover onto the street.

The Committee acknowledged these efforts while noting that some measures have not fully resolved existing conditions and the impacts on neighboring residences remain ongoing concerns. In particular, concerns were raised that the attendants are not trained traffic-control personnel and that attempts to direct traffic have contributed to confusion and near-miss incidents.

Pedestrian and Traffic Safety

The Committee's discussion of these conditions is also consistent with Community Board 10's previously adopted **Resolution on Pedestrian Safety**.

The resolution recognizes the Board's role in advocating for safe streets, reaffirms a goal of zero pedestrian deaths and serious injuries resulting from crashes within the District, and commits the Board to seeking opportunities to improve street safety when reviewing proposals from City agencies.

The resolution provides additional context for the Committee's consideration of pedestrian safety, roadway access, and the effects of increased activity at this location.

Procedural Implications if R6D Is Not Accepted

Before making its recommendation, the Committee asked the applicant to explain what would occur if the Committee or full Community Board did not support the proposed R6D modification.

The applicant explained that R6D is a proposed modification to the certified R6A application; the certified application itself remains R6A with MIH. If the Community Board does not recommend R6D, the applicant will continue with the certified R6A application through ULURP.

Accordingly, the Committee considered the R6D proposal with the understanding that a decision not to support the compromise would not substitute a lower-density zoning district for R6A.

Motion

Following discussion, a motion was made to recommend modification of the certified application from R6A to R6D, together with the proposed Mandatory Inclusionary Housing text amendment.

The motion also incorporated the Committee's request:

to schedule a meeting with the appropriate city agencies to address infrastructure and roadway conditions that contribute to problems in the area;

to establish a community advisory group consisting of representatives of the Bay Ridge Community Development Center, Community Board 10, and surrounding blocks and;

to continue considering design measures discussed during the meeting, including the use of red brick for the exterior, landscaping, privacy measures, and other improvements intended to reduce impacts on adjacent properties.

Respectfully submitted,



Stephanie Simone-Mahaney

In attendance:

Josephine Beckmann

John Bruno

Anne Cooney (public member)

Ann Falutico

Itai Greenberg

Stephanie Simone-Mahaney

Ralph Carmosino (public member)

Doris Cruz

Vincent Gentile

Ibrahim Anse

Barabara Germack

District Manager Report

September 17, 2026

Good Evening Board Members:

Welcome back! I hope you all enjoyed the summer hiatus.

I am excited to begin the new session and I am happy to share the following updates with you regarding issues we worked on this summer.

The District Office of CB10 once again participated in the Department of Youth and Community Development Ladders for Leaders summer program and was fortunate to have our Youth Community Board Member Steven Linkh spend the summer. Steven's work included service delivery data research for the FY 2028 District Needs Statement. He also organized a Park Clean Up of Shore Road park in July.

As you are aware, Community Board 10 has an advisory role in reviewing block parties. This year I am happy to report that we reviewed 69 applications this year. We thank our local block associations and community leaders for bringing neighbors together!

MILLING AND RESURFACING – Ped Ramps - As you know, milling and resurfacing has commenced and always generates a great deal of calls from residents. There is a lag between milling and paving to allow for utility work. In addition, installation of new pedestrian ramps is taking place at various locations district-wide.

Budget Consultations – For members new to the Board: Community Boards have an advisory role in the city's Municipal Budget Process. During the month of October, the Executive Committee reviews requests for the District Needs Statement which includes the prioritization of Capital and Expense needs during October. Community Boards hold a public hearing at the October General Board meeting. The District Office also reaches out to all Community-Based Organizations and sends out an email for suggestions via a survey distributed in our Constant Contact Newsletter and Social Media.

Please look for an email in a few days as I will be emailing you last year's Capital and Expense Priority List as well as the link to our District Needs Statement with important dates and deadlines to respond.

Summer rains resulted in stormwater back-ups at various locations in the District. The majority of calls received were from 10th Avenue from 77 Street to 86th Street which is scheduled for a capital project, 71st Street between Narrows and Colonial Road, 5th Avenue between 80th and 82nd Street, as well as areas south of 86th Street from Shore Road to Colonial Road.

September 29, 2026 is the 10th Anniversary of the unsolved, brutal murder of Jennifer Cohen in Bay Ridge's Owls Head Park. I did not know Jennifer Cohen. Her murder was so upsetting to the Bay Ridge Community. At the time, I expressed concern posting that I was deeply concerned that posts on social media released very personal information about the victim's past which may have a negative impact on this investigation. Her past history may or may not be relevant to this crime .. and I would hope that anyone with information would come forward to assist law enforcement as they examine this case. Further, I am confident that regardless of her alleged past personal struggles the NYPD will thoroughly investigate what appears to be a heinous crime against a young woman in our community - a victim who deserves dignity and respect as the investigation into her death moves forward. The District Office has kept the NYPD person of interest wanted poster on the front door since it was distributed after the crime. It is a cold case. I hope some renewed attention at this the 10th anniversary may one day bring justice and closure to her family.

Sadly, since our last meeting in June two women were murdered here in our community leaving us all shocked. The victims Maria Flores, 36 in late June and Maria Ines Granda this past week and her husband was arrested for the crime. Our thoughts and prayers are with the family at this time. The month of October is Domestic Violence Awareness month and there are many events citywide to highlight resources and services for those that may be in need. If you know someone experiencing domestic or gender-based violence help is available by calling 311 or texting 311-692 and ask to be connected to the NYC Family Justice Center.

ANNOUNCEMENTS

We have wonderful street events taking place in the fall. Congratulations to the Fifth Avenue BID will hold its annual September Famchella event on Saturday, September 19th along 5th Avenue from 68th Street to 81st Street from 3pm to 8pm.

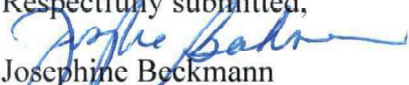
The 38th Annual Christopher Hoban Run will take place on September 20th – It is a 5 Mile Run & 5K run/Walk that begins at 10am rain or shine.

Holy Cross Greek Festival – begins tomorrow is this upcoming weekend, Ridge Blvd between 84th and 86th Street – September 20, 21 and 22nd.

Last week of September is the Ragamuffin parade on Saturday September 26th and the 3rd Avenue festival on Sunday, September 27th.

The next General Board Meeting of Community Board Ten will take place on Monday, October 19, 2026 – 7pm at the Knights of Columbus – 1305 86 Street.

Respectfully submitted,


Josephine Beckmann
District Manager

**COMMUNITY BOARD TEN
TREASURER'S REPORT**

Fiscal Year 2026: July 1, 2026 to June 30, 2027

Budget Appropriation for FY 2027														\$295,463.00
		7/31/26	8/31/25	9/30/26	10/31/26	11/30/26	12/31/26	1/31/27	2/28/27	3/31/27	4/30/27	5/31/27	6/30/27	Y - T - D
DISTRICT MANAGER		\$18,124.89	\$12,083.26											
COMMUNITY COORDINATOR		\$11,014.87	\$7,337.74											
COMMUNITY ASSOCIATE		3684.19	\$2,329.81											
COMMUNITY ASSISTANT														
COLLEGE AIDE														
Total Personnel Services		\$32,823.95	\$21,750.81											\$64,574.76

Expense Code	Description	7/31/26	8/31/25	9/30/26	10/31/26	11/30/26	12/31/26	1/31/27	2/29/2027	3/31/27	4/30/27	5/31/27	6/30/27	
10B	Telephone	79.99	79.99											
40B	Inter-City Supplies													
100	Inter-City Telephone													
101	Supplies & Materials													
117	Printing Supplies													
170	Postage													
199	Cleaning Supplies													
302	Data Processing Supplies													
314	Telecomm. Equipment													
315	Office furniture													
319	Office Equipment													
332	Security Equipment	120.00												
337	Data Process Equipment													
402	Books													
412	Tel. Communications													
417	Rental Misc. Equip		112.23											
431	Advertising													
451	Leasing Misc. Equip													
602	Local travel expenditures													
602	Telecomm. Maintenance	126.45	70.00											
612	Office Equip. Maint.													
613	Data Process Equipment													
615	Printing													
622	Temporary Services-contractual													
624	Cleaning Services													
686	Professional/Computer Services													
684	Professional/Computer Services	704.70												
676	Infrastructure Maint/Operation													
Total Other Than Personnel Services		\$1,081.14	\$262.22			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,293.36
Total PS and OTPS Expenses		33,855.09	22,013.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$55,868.12

Total Unencumbered Budget	Balance													\$239,594.88
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Respectfully submitted,

 Shirley Chin, Treasurer

Executive Committee Report

September 9, 2026

The Committee met in person and in quorum.

Topic 1 is informational.

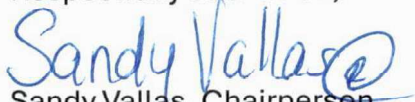
Open Meetings Law and Hybrid Participation

- The committee discussed the **New York State Open Meetings Law** (extended to 2028), which allows hybrid format requires an in-person quorum.
- While committee chairs acknowledge that **hybrid meetings** have increased participation, they note the significant difficulty in managing virtual/in-person dynamics and achieving necessary quorums for formal voting.
- The committee agrees to strongly encourage **in-person attendance** for meetings involving votes, while maintaining flexibility for informational meetings.

2. Bay Ridge Towers Resolution

- The Executive Committee addressed the **Department of Buildings vacate order issued for the Bay Ridge Towers Exterior decking** at *Bay Ridge Towers* due to severe structural instability.
- This Mitchell-Lama complex, housing 811 families, faces a **\$43 million projected repair cost**, having already exhausted \$9 million in state-funded emergency support for emergency shoring.
- Members express deep concern that the volunteers managing the *Bay Ridge Air Rights* board are overwhelmed by this magnitude of infrastructure failure and the ongoing costs of addressing the temporary shoring to keep it safe.
- The board voted unanimously to **pass a resolution** advocating for increased attention and assistance from all levels of government to address this safety and housing crisis. It was emailed to you and I would ask for a waiver of the reading of the Resolution and proceed with the motion to adopt the resolution and send it to all City and State Elected Officials representing CB10.

Respectfully submitted,


Sandy Vallas, Chairperson

CB 10 Traffic and Transportation Committee Meeting

September 16, 2026

Attendance:

In Person:

Jaynemarie Capetanakis, Chair

Carmen Feliciano

Virtual:

John Bruno

Chris Cessarani

Doris Cruz

Konstantin Hatzis

Stephanie Simone-Mahaney

Excused:

Liz Lovejoy

Larry Stelter

Romeo Petric

Paula Rubel

Staley Dietrich

The Community Board 10 (CB10) Traffic and Transportation Committee met at 7:00 PM on September 16, 2026. The committee met in virtual quorum and discussed the following items.

District Manager Beckmann was happy to provide the NYC Truck Route update. After strong opposition from the Merchants of Third Avenue, 86th Streets and 5th Avenue BID, residents, CB10, elected officials and during the CAPA rulemaking process, DOT has decided to remove Third Avenue from 86th Street to 65th Street from its proposed truck route redesign. Additionally, 86th Street between 3rd Avenue and Fort Hamilton Parkway was also removed. We appreciate that this was a true community effort with so many advocating for our neighborhood.

Our first item was an informational report about ACE Automated Camera Enforcement program. ACE allows for cameras to be mounted on bus windshields to issue violations for cars occupying bus lanes, blocking bus stops and double parked along bus routes. ACE is currently implemented along 71 bus routes across the city. The B9 bus was recently added to the program on August 17th. MTA provides warning notices for 60 days before fines begin. Fines start at \$50 and escalate to \$250 for repeat offenders.

ACE Bus Routes in CB10 include the B8, B9 and B63.

Next, we had a review of school slow zone criteria, including the DOT proposal at 13th Avenue between 63rd Street and 64th Street, for PS 372, The Detective WenJian Liu School of Civics and Entrepreneurship. The committee discussed *Sammy's Law* (2024), which mandates a 15-mph speed limit in eligible school zones. In May 2026, the current schools were discussed and this school is being added to the list.

Where are School Slow Zones installed?

They are only installed on blocks directly fronting schools. School Slow Zones cannot be installed on nearby or adjoining streets. School Slow Zones generally extend for one block but may extend further at locations with multiple schools on consecutive blocks.

What streets are eligible for School Slow Zones?

Streets must meet the following engineering criteria to be eligible for School Slow Zones:

- 1.No more than one moving lane per direction
- 2.No more than 50' wide*
- 3.Not a bus route
- 4.Not a truck route

*Some DOT literature states that the 50-foot measurement includes sidewalks, however, 13th Ave. is being added as a slow zone and is wider than 50 feet.

We had a motion from the committee to send a letter to NYC DOT in support of the proposed school slow zone on 13th Avenue between 63rd and 64th Streets. As previously stated, we met in virtual quorum and I need the motion seconded on the floor; seconded. Any discussion.

We are ready to vote. All in favor? Any opposed? Any abstentions or recusals?

We also discussed Schools not eligible for slow zones:

Several other schools would not qualify to have the street in front of their main entrance made slow zones but side streets (often used as entrances/exits anyway) would qualify.

•The only school not strictly eligible is Poly Prep as both 92nd Street and 7th Avenue cannot be made slow zones. NYC DOT confirmed this in writing citing that this location has both a bus route and truck route.

Using 5-year data (May 2021 through May 2026) from NYC Crash Mapper, Poly Prep does have the most total crash injuries for any block in CD 10 containing a school.

To address this, a road diet was installed along 7th Avenue in 2007 reducing lanes of travel from 2 lanes to one lane and in 2024 a second redesign as part of comprehensive school safety study resulted in several additional roadway redesign changes along 7th Avenue including a protected bicycle lane and narrowing of roadway, and pedestrian island at Poly Place.

While the Crash Mapper data may be useful for considering what schools have the most traffic safety issues, it does not reflect the actual mode of transportation used or traffic flows to schools during morning and afternoon dropoff and pickup which are impacted by, among other things, the entrance and exits used, the zoning of the school and the school's proximity to non-residential areas. For example, Poly Prep being bordered by the Fort Hamilton Army Base and Dyker Beach Golf Course.

Another example includes Fort Hamilton High School which does not utilize Shore Road as an entrance, so the vast majority of students are coming from the East/traversing Colonial Road. Additionally, the school encourages students to walk the 86th Street Corridor.

- A few schools also border their school zones such as PS/IS 30 which is located on 4th Avenue but zoned for students living east of 4th Avenue. Another example on 4th is PS 264, largely zoned for students living North and East of its location.

- Note: 4th Ave does not qualify as a Slow zone (>50 ft.)

The last item was an informational update to outdoor dining regulations.

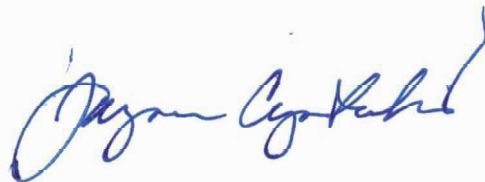
- **Outdoor Dining Regulations:** Following the signing of *Intro 655A* on August 31st, the committee discussed the transition to year-round, weatherproofed roadway café dining. They emphasized the importance of maintaining community stipulations, while noting that *DOT* will only enforce rules within its specific jurisdiction. Currently, there are about 19 businesses with outdoor dining in CB 10.

Looking ahead: District Manager Beckmann shared that the *MTA bus redesign* is expected in the fall of 2026 and we are awaiting a scheduled presentation

Respectfully submitted,

Jaynemarie Capetanakis

September 17, 2026



STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

The Brooklyn Firefly Inc.
7003 3rd Avenue

Renewal
08/24/2026

liquor, wine, beer, cider

AM Sushi Restaurant Inc.
d/b/a Sapporo
7812 3rd Avenue

Renewal
09/11/2026

wine, beer, cider