

Community Board 10 Board Meeting Member Attendance
June 15, 2026, 7:00pm, Fort Hamilton Senior Center, 9941 Ft Hamilton Parkway

Board Members Present: 41

Andrei Anghel
Ibrahim Anse
Jonathan Bova
Tracie Britton
John Bruno
Jaynemarie Capetanakis
Donna Carrera
Christopher Cesarani
Shirley Chin
Judith Collins
Doris Cruz
Richard Day
Carmelo DiBartolo
Staley Dietrich
Elizabeth Edmonds
Chris Elisson
Ann Falutico
Carmen Feliciano
Lance Ford
Senja Frangipani
Barbara Germack
Itai Greenberg
Konstantin Hatzis
Habib Joudeh
Stella Kokolis
Pierre Lehu
Steven Linkh
Daniel Loud
Elizabeth Lovejoy
Stephanie Simone-Mahaney
Ruth Greenfield Masyr
Francis Milea
Marie Mirville-Shahzada
Danielle Mowery
Xuhui Ni
Romeo Petric
Lawrence Stelter
Jana Taoube
Julie Thum
Sandy Vallas
Barbara Vellucci

Board Members Excused: 8

Tamer Ahmed
Salah Altayeb
Vincent Gentile
Huazhao Liang
Essa Masoud
Dr. Husam Rimawi
Paula Rubel
Henry Stewart

Board Members Absent: 0

AMENDED AGENDA
COMMUNITY BOARD 10 GENERAL MEETING
June 15, 2026; Fort Hamilton Senior Center, 9941 Ft. Hamilton Parkway; 7:00 pm
YouTube Livestream: <https://youtube.com/live/0ZwdH2keuCY>

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

ADOPTION OF MINUTES

May 18, 2026 Board Meeting

PRESENTATION

**Presentation by NYC Council Land Use Division
Representatives regarding creation of a neighbor-
hood plan for the C-8 triangle**

PUBLIC SESSION

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

PUBLIC HEARINGS

**Review of SLA class change application to liquor,
wine, beer, cider license at Café by the Pier,
35 Bay Ridge Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Review of new SLA wine, beer, cider application
at Dyker Pizza Company, Inc., d/b/a/ APIZZA,
9524 4th Avenue (aka 373 96th Street)**

**Committee Report and Recommendation
Discussion and Vote**

**Review of new SLA wine, beer, cider application
at Common 3rd Ave Inc., d/b/a The Common,
9403 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Review of SLA class change application to
liquor, wine, beer cider license at Fat Boy
Noodle Bar Inc., 308 86th Street**

**Committee Report and Recommendation
Discussion and Vote**

**Review of new SLA wine, beer, cider application
at Vounaros Restaurant Corp., 7609 5th Avenue**

**Committee Report and Recommendation
Discussion and Vote**

**Review of new SLA liquor, wine, beer, cider application
At Colombia Parceros Restaurant Corp., 6824 3rd Avenue**

**Committee Report and Recommendation
Discussion and Vote**

CHAIR REPORT

DISTRICT MANAGER REPORT

TREASURER REPORT

ELECTION OF OFFICERS

Election of Community Board 10 Officers for Fiscal Year 2027, July 1, 2026 to June 30, 2027, Position of Secretary

COMMITTEE REPORTS

TRAFFIC AND TRANSPORTATION COMMITTEE

Update on presentation by Dept. of Transportation Representatives in coordination with MTA Bridges and Tunnels regarding traffic changes to improve safety at Dahlgren Place/92nd Street/Ft. Hamilton Parkway, including 92nd Street exit ramps

Committee Report and Recommendation Discussion and Vote

Update on presentation by Xaverian High School Representatives regarding new school traffic plan

Informational Report

Update on presentation by NYS DOT regarding Upcoming rehabilitation of the Owls Head Viaduct over 61st Street

Informational Report

Update regarding responses received to CB10 DiningOut NYC Survey

Informational Report

ZONING AND LAND USE COMMITTEE

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

Informational Report

Update regarding creation of a Neighborhood Plan

Informational Report

ENVIRONMENTAL COMMITTEE

**Update on presentation by Animal Care Centers of
NY Representative regarding resources and services
they provide**

Informational Report

**Update on continued discussion regarding TNR and
Animal Resource Guide**

Informational Report

OLD BUSINESS

NEW BUSINESS

ADJOURN

Community Board 10 General Board Meeting Minutes
Monday, June 15, 2026, 7:00 pm, Fort Hamilton Senior Center, 9941 Fort Hamilton Parkway
YouTube Livestream: <https://www.youtube.com/watch?v=0ZwdH2keuCY&t=3341s>

Chair Vallas called the meeting to order at 7:05 PM with the Pledge of Allegiance.

Chair Vallas called for the Adoption of the Agenda. Motion by BM Thum, seconded by BM Joudeh.

All in favor.

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

All in favor. Motion carried.

Following the adoption of the minutes, Chair Vallas introduced Council Member Santosuosso, Omar Toro-Vaca and Gabriella Vallario from the City Council Planning & Land Use Division to give a presentation about developing a neighborhood plan.

Discussion followed about the need for a neighborhood plan given the adoption of the ballot proposals that now allow for rezonings without City Council review, the process by which the plan would be developed and whether it could actually address concerns related to sewers, parking, transit and other neighborhood infrastructure issues.

PUBLIC SESSION

Laurie Windsor representing Senator Nicole Malliotakis:

- Greeted everyone and announced that the Congresswoman introduced legislation to cut capital gains taxes for seniors, 65 and over, who are selling their homes.

Nancy Lulu representing the Brooklyn DA's Office:

- Greeted everyone and provided information on how to contact the DA's office.
- Wished everyone a wonderful summer and happy Father's Day!

Maia Yedin representing Senator Andrew Gounardes:

- Greeted everyone and announced that the Summer Concert Series at Shore Road will be returning this year with shows starting the Tuesday after July 4th.
- Wished everyone a great summer!

Senator Lester Chang:

- Greeted everyone and announced that there will be a shredding event on July 12th.
- Stated that he was against the charter revisions related to affordable housing.

Dominic Schlossberg representing Councilwoman Alexa Aviles:

- Greeted everyone and announced that the office's next mobile hours at McKinley Library will be June 25th.
- Announced that there will be an electronics recycling event in Sunset Park on June 27th.
- Stated that the Council Member is against the DOT proposed truck route redesign and does not believe that the proposal fulfilled the legislation that required the redesign to increase pedestrian safety.

Stanley Ng representing Councilwoman Susan Zhuang:

- Greeted everyone and announced that the office is accepting nominations for a distinguished man awards. Additionally he announced that the cleaning of 61st and 62nd Street will be happening once or twice a month this summer and that the Council Member provided \$3 million in funding for Christa McAuliffe Middle School.

Jessica Kallo representing Brooklyn Borough President Antonio Reynoso:

- Greeted everyone and announced that nominations for graduation awards are now closed but Borough Hall is still accepting applications for its Youth Advisory Council.
- Encouraged everyone to attend Borough Hall's ULURP hearings which occur every month.

Colonel Misty Cantwell representing the Fort Hamilton Army Garrison:

- Invited everyone to attend the Fourth of July event at the army base to view the Parade of Ships. The event will be from 8 AM to 1 PM and there will be food, music and children's activities. Registration is required.

Michael Perez representing NYC Parks:

- Greeted everyone and announced that there will be an open house at the Senior Center on July 10th from 1 PM to 4 PM.

Ilene Sacco representing the 68th Precinct Community Council:

- Greeted everyone and thanked the board for their continued support of the precinct.
- Announced that Captain Dasaro's tenure as the Commanding Officer of the 68th Precinct has ended and that a new Commanding Officer will be announced in the upcoming weeks. Captain DeSaro has moved to the 71st Precinct.

Marianne Scott regarding the Staples and Century 21 properties:

- Requested an update on what is happening with the former Century 21 properties on 86th and 87th Streets and the Staples site.

DM Beckmann answered that the Staples property is still in the ULURP process to be rezoned and the Century 21 property will, as of right now, become a two-story retail property on 86th Street and a supermarket on 87th St.

Matt Vaskov representing Catholic Charities:

- Provided details about the services offered to homebound seniors.

Diana Goodman regarding the Fort Hamilton Parkway Rezoning:

- Expressed her opposition to the rezoning of 9818 Fort Hamilton Parkway as the proposed building is too large and there are existing issues with pedestrian safety in the area.

Maryann Tighe regarding the Fort Hamilton Parkway Rezoning:

- Opposed the rezoning of 9818 Fort Hamilton Parkway as there are safety concerns with the existing building operations.

Allen Faust regarding the Fort Hamilton Parkway Rezoning:

- Expressed his concern that tearing down the Church of the Generals property will mean losing a part of history.

PUBLIC HEARING

In the matter of a class change to liquor, wine, beer and cider for Café by the Pier at 35 Bay Ridge Avenue, Brooklyn, NY 11220. The Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Café by the Pier, unless they agree to the following stipulation:

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

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

In the matter of a new application for wine, beer and cider for APIZZA located at 9524 4th Avenue, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

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

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

In the matter of a new application for wine, beer and cider for The Common, located at 9403 3rd Avenue, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, The Common, 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 8AM to 4PM.**
- 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 Thum. All in favor; motion carried unanimously.

In the matter of a class change to liquor, wine, beer and cider at Fat Boy Noodle Bar at 308 86th Street, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Fat Boy Noodle Bar, 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 8AM to 1AM outdoor use will be 8AM to 11PM.**
- 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 Mowery. All in favor; motion carried unanimously.

In the matter of a new application for wine, beer and cider for Vounaros Restaurant Corp., located at 7609 5th Avenue, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Vounaros Restaurant 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 – Saturday 6AM to 9PM and Sunday 6AM to 5PM.**
- 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 Falutico. All in favor; 1 recusal, BM Lovejoy; motion carried.

In the matter of a new application for liquor, wine, beer and cider for Colombia Parceros Restaurant Corp., located at 6824 3rd Avenue, Brooklyn, NY 11209, the Committee Recommendation was rendered by Police and Public Safety Chair Elisson.

Motion: CB10 to deny the applicant, Columbia Parceros Restaurant 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- Wednesday 11AM to 12AM, Thursday, Friday and Saturday 11AM to 2AM and Sunday 11AM to 12AM. Outside yard hours will be Monday-Saturday 11AM to 11PM and Sunday will be 11AM 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.**

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

CHAIR'S REPORT:

Chair Vallas introduced new Board Members Lance Ford, Itai Greenberg and Jana Taoube. He welcomed them to CB10. He thanked all Board Members for the session that we are finishing up and

acknowledged that it gets tough sometimes, and becomes a big commitment, but we all make it. This is why Bay Ridge, Fort Hamilton and Dyker Heights are the areas that they are. He thanked all the officers and DM Beckmann and Community Coordinator Garuccio for their work. He wished all a great summer and said we will be back in September, fully recharged and ready to go.

DISTRICT MANAGER’S REPORT – See Attached

TREASURER’S REPORT – See Attached

ELECTION OF OFFICERS

Since we had a nomination from the floor at the May meeting, the election for the position of Secretary for Fiscal Year 2027 was held. Chair Vallas read the portion of the Community Board 10 By Laws that outlines how the election are to be held. Both candidates, BM Elisson and BM Dietrich, briefly addressed Board Members, followed by voting. BM Elisson was elected Secretary with 28 votes versus 10 for BM Dietrich. Please see the attached election results.

Chair Vallas announced the 2027 slate of officers as follows:

Chair: Sandy Vallas

Vice Chair: Stephanie Simone-Mahaney

Secretary: Chris Elisson

Treasurer: Shirley Chan

Secretary Elisson cast one vote for the slate before it was adopted.

COMMITTEE REPORTS

TRAFFIC & TRANSPORTATION COMMITTEE

Chair Capetanakis rendered the Committee report. See Attached

Motion: CB10 to send a letter to the MTA and DOT outlining concerns regarding the proposed safety improvements for Dahlgren Place/92nd Street/Fort Hamilton Parkway. These concerns include having an NYPD traffic officer during this transition, school crossing guards, countdown signals, improved pedestrian crossing, potential for speed cameras and sound cameras, additional traffic calming measures, revisiting timed interval traffic lights and raised crosswalks to improve safety during the implementation of this project.

BM Dietrich made a friendly amendment to include language about lengthening the east crosswalk at 92nd Street and Dahlgren Place with a pedestrian walk signal, adding red light cameras, centerline hardening and left-turn wedges and the addition of signage indicating “reduced speed ahead” on ramps approaching Dahlgren Place from the Verrazzano Bridge as well as consideration of utilizing raised speed reducers. BM Hatzis added that the language should make it clear that the letter includes all intersections within the scope of the project.

BM Petric inquired if any consideration was made to adding a fourth lane coming off the bridge and getting onto the highway.

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

ZONING & LAND USE COMMITTEE

Chair Simone-Mahaney rendered the Informational Report, preceded by a statement to the board regarding procedure. See Attached.

ENVIRONMENTAL COMMITTEE

Chair Britton rendered the Informational Report. See Attached.

OLD BUSINESS

BM Mowery announced that Citywide Participatory Budgeting is ongoing and encouraged everyone over the age of 11 to vote.

NEW BUSINESS

BM Bova invited all Board Members to join him at the Wicked Monk after the meeting.

Seeing no further business, Chair Vallas adjourned the meeting at 9:12 pm.

POLICE AND PUBLIC SAFETY COMMITTEE COMMUNITY BOARD 10

Date/Time: June 11, 2026, 7:00PM

Call to order: 7:05 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 June 11, 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. Review of class change application to liquor, wine, beer, cider license at Cafe by the Pier, 35 Bay Ridge Avenue
2. Review of new wine, beer, cider application at Dyker Pizza Company, Inc., d/b/a APIZZA, 9524 4th Avenue (aka 373 96th Street)
3. Review of new wine, beer, cider application at Common 3rd Ave Inc., d/b/a The Common, 9406 3rd Avenue
4. Review of class change application to liquor, wine, beer, cider license at Fat Boy Noodle Bar Inc., 308 86th Street
5. Review of new wine, beer, and cider application at Vounaros Restaurant Corp., 7609 5th Avenue
6. Review of new liquor, wine, beer, cider application at Colombia Parceros Restaurant Corp., 6824 3rd Avenue
7. New and old Business

Review of class change application to liquor, wine, beer, cider license at Cafe by the Pier, 35 Bay Ridge Avenue.

The applicant Anthony Azzarelli was not present but was represented by his attorney Anne Young who was on Zoom. The applicant does have a wine, beer and cider license and was before the board in March 2025. This is a class change to liquor, wine, beer and cider. There has been no adverse history in the past 3 years at this location. The hours of operation are Monday - Wednesday 6 AM to 12 AM, Thursday and Friday 6 AM to 2 AM, Saturday 7 AM to 2AM and Sunday 8 A M to 10 PM. The applicant does have experience in operating restaurants. Café Romeo 7111 20th Avenue Brooklyn, and Café Gondola located in Massapequa Long Island. The establishment will have background music and may have occasional Karaoke and host parties such as birthdays, anniversaries and kid's parties. They are also looking to start a Chess league. They did provide a floor plan and menu. There will be maximum of 60 people, 16 tables with 50 seats and 1 stand-up bar with 7 seats. 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 Café/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 - Wednesday 6 AM to 12 AM, Thursday and Friday 6 AM to 2 AM, Saturday 7 AM to 2AM and Sunday 8 A M to 10 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. There will be no outdoor use.
9. The doors and windows shall remain closed with any amplified music.
10. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
11. There will be at least 20% visibility view into the establishment at eye level.
12. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.
13. The applicant agrees that should it change its method of operation, it will give notice and meet with the Community Board/ Committee, at least 45 days in advance of any such change.

After a discussion period the motion passed unanimously in favor.

Review of new wine, beer, cider application at Dyker Pizza Company, Inc., d/b/a APIZZA, 9524 4th Avenue (aka 373 96th Street).

The applicant Andrew Passantino and Robert Cicero were present at district 10 Office. The applicants currently operate APIZZA located at 8424 13th Avenue and Johns Deli on 13th Avenue. The location was previously Molto Bene Pizzeria. The hours of operation will be Monday – Sunday 12PM to 10PM. There will be 7 tables with 18 seats. There will be no outdoor use.

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 12PM to 10 PM.
6. There will be no smoking permitted.
7. There will be no outdoor music.
8. There will be no outdoor use.
9. The doors and windows shall remain closed with any amplified music.
10. Background recorded and /or music sound levels will remain below the level permitted by the NYC Noise Code.
11. There will be at least 20% visibility view into the establishment at eye level.
12. Once the SLA license is obtained the Committee/Community Board may call upon the applicant to address any concerns that may arise.

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

After a discussion period the motion passed unanimously.

Review of new wine, beer, cider application at Common 3rd Ave Inc., d/b/a The Common, 9406 3rd Avenue

The applicant, Alex Orman, was not present but was represented by Ellen from Sam Park office, ABC licensing on Zoom. The location has been operating as The Common since 2018. There is no adverse history, the hours of operation are Monday – Sunday 8AM to 4PM. There is no outdoor use. The establishment has 8 tables with 22 seats, 1 stand-up bar and no seats. There are only recorded background music and 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.
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 8AM to 4PM.
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.

After a discussion period the motion passed unanimously in favor.

Review of class change application to liquor, wine, beer, cider license at Fat Boy Noodle Bar Inc., 308 86th Street d/b/a Caffè Negroni

The applicant Arthur Hasani was present in the district office. This is a class change from wine, beer and cider to liquor, wine, beer and cider. The Café has been in operation since May 2025. There is no adverse history at this location. The applicant will have background recorded

music. The hours of operation will be Monday – Sunday 8AM to 1AM, outdoor use of the rear yard will be 8AM to 11PM. The applicant has experience in operating restaurants he currently owns the Water Street Tavern at 71 Jay Street. The applicant did provide a Menu and layout of the premises. There are 26 tables with 65 seats, and the outside has 6 tables with 10 seats.

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 8AM to 1AM outdoor use will be 8AM to 11PM.
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.

Review of new wine, beer, cider application at Vounaros Restaurant Corp., 7609 5th Avenue d/b/a New Royal Diner

The applicant Kostantinos Matsangos and his representative Costas Halkias were present in the district office. This is a new owner of Mikes Royal Diner to be known as New Royal Diner. The location has been operating as a restaurant for several decades. There is no adverse history at this location. The hours of operation are Monday – Saturday 6AM to 9PM and Sunday 6AM to 5PM. Mr. Matsangos was the owner of Emphasis restaurant located at Bay Ridge Ave and 4th Ave for over 20 years. The restaurant has 17 tables with 60 seats and one bar with 2 seats. There will be recorded background music and 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.
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 – Saturday 6AM to 9PM and Sunday 6AM to 5PM.
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.

After a discussion period the motion passed in favor with one abstention.

**Review of new liquor, wine, beer, cider application at Colombia Parceros Restaurant Corp.,
6824 3rd Avenue**

The applicant Wilson Butista and his representative Sandra Fong were present on Zoom. This is the new owner of the restaurant. The location has been operating as a restaurant since 2024. They will continue to use the rear yard; there has been no adverse history. The hours of operation will be Monday- Wednesday 11AM to 12AM, Thursday, Friday and Saturday 11AM to 2AM and Sunday 11AM to 12AM. Outside yard hours will be Monday-Saturday 11AM to 11PM and on Sunday 11AM to 10PM. There are 9 tables with 28 seats and one stand-up bar with 11 seats. Rear yard has 10 Tables with 30 seats. There will be live music and karaoke on some Friday and Saturdays. The applicant provided a menu and a floor plan and a security plan. The premises are under some renovations and will incorporate sound proofing. There will be no outdoor 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 will be Monday- Wednesday 11AM to 12AM, Thursday, Friday and Saturday 11AM to 2AM and Sunday 11AM to 12AM. Outside yard hours will be Monday-Saturday 11AM to 11PM and Sunday will be 11AM 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 and old Business

The 068 precinct did a multi-agency inspection at 911 66 St. with the Dept. of Buildings, DEP, SLA and FDNY several violations were issued. The location is a karaoke establishment and since opening there have been close to 100 arrests. The 068 Pct has been doing enforcement at local parks for 2 wheeled vehicles in the parks and there have been some arrests. The CO DI Desaro will be leaving the 068 precinct a replacement has not been named. The district needs more School Crossing guards the allotment is 31 and we need 40 Crossing Guards. More enforcement is needed for unleashed dogs in playgrounds.

The meeting ended at approximately 8:05PM.

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 Barbra Vellucci

BM Elizabeth Edmonds

Zoom

BM Liz Lovejoy

BM Ruth Greenfield Masyr

Excused Committee members:

BM Judith Collins

BM Jonathan Bova

Absent:

BM Xuhui Ni

BM Husam Rimawi

BM Salah Altayeb

BM Donna Marie Carrera

Café by the Pier

Anne Young

Dyker Pizza Company

Robert Cicero

Andrew Passantino

The Common

Ellen, from ABC Licensing Sam Parks office

Café Negroni

Arthur Hasani

New Royal Diner

Kostandinos Matsagos

Costas Halkias

Columbis Pacceros Restaurants

Wilson Butistia

Sandra Fong

DISTRICT MANAGER REPORT

June 15, 2026

Dear Board Members,

I am happy to report that Board Member Steven Linkh will be interning this summer at CB10 and has set a date for a Parks Clean Up on Tuesday, July 14th. Details will follow in an email to Board Members who may be interested in helping students who will be participating.

It was an honor to assist and attend the film screening of A Love Letter to Bay Ridge that was made possible by a grant to MS 407 made by Antonia Pizzadili Peer Collaborative Teacher. Dorothy and I were interviewed for the unique history, interviewing many residents and business leaders, past and present. A shout out to Henry Stewart, Liz Lovejoy and Essa Massoud, who were all featured in the movie, which we hope to share with CB10 members soon.

Community Board 10 heard from Deputy Inspector John Dasaro who was transferred to the 71 Precinct. We are awaiting the appointment of his successor.

Reminder that there is a planned overnight change on the R Train June 15th to 17th from 11:45pm to 5am which is due to track replacement in Brooklyn. The Manhattan-bound R will skip 25th Street, Prospect Avenue and Union Street. Please see our website for more information.

US Army Garrison at Fort Hamilton announced that it will open to the public for an Independence Day Celebration featuring the Sail 250 parade of ship – International Aerial Review 250 on 4th of July from 8am to 1pm on the Fort Hamilton Engledrum Bluff. Registration closes June 26th.

The District Office continues to receive many questions about ongoing construction work in the district including extensive National Grid work in southern portion of CB10 and the NYS DOT project 81st Street at Fort Hamiton Parkway overpass. The Bay Ridge Library branch is temporarily closed with work starting today through June 29th. Please check our e-newsletter and website for updates.

It is really nice to see such wonderful Knicks pride and peaceful celebrations this past weekend. Information about the Ticker Tape Parade will also be shared for this upcoming Thursday.

Happy and safe summer. We look forward to seeing you back in September!

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

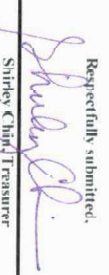
\$297,760.00

	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	\$12,083.26		\$144,950.32
COMMUNITY COORDINATOR	\$7,346.51	\$11,006.61	\$7,347.74	\$7,346.49	\$7,346.49	\$7,345.99	\$11,014.86	\$7,345.99	\$7,345.99	\$7,345.99	\$7,345.99		\$88,128.65
COMMUNITY ASSOCIATE	2073.15	\$3,115.83	\$2,121.93	\$2,146.32	\$2,048.76	\$2,697.38	\$3,508.75	\$2,399.80	\$2,414.04	\$2,449.11	\$2,414.02		\$27,380.19
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	\$21,843.27	\$0.00	\$260,517.16

Expense Code	Description	7/31/25	8/31/25	9/30/25	10/31/25	11/30/25	12/31/25	1/31/26	2/29/2026	3/31/26	4/30/26	5/31/26	6/30/26
10B	Telephone	79.99	79.99		79.99	79.99	79.99	79.99	79.99	79.99	79.99	79.99	
10X	Interac-Tv Supplies												
40B	Interac-Tv Telephone												
106	Supplies & Materials	62.69				45.19		295.75			358.38	216.32	
101	Printing Supplies												
117	Postage												
176	Cleaning Supplies		170.00								425.00		
196	Data Processing Supplies										335.62		
302	Telecomm Equipment												
314	Office furniture												
315	Office Equipment					185.08							
319	Security Equipment	120.00		120.00				120.00		120.00	1,845.00		
322	Data Process Equipment										245.00		
337	Books												
402	Tel. Communications												
412	Rental Misc Equip		74.82		88.80	112.23		88.80	112.23			149.64	
417	Advertising												
431	Leasing, Misc Equip												
431	Local travel expenditures												
602	Telecomm Maintenance	111.30	602.00	113.68	58.03		58.03	58.03	70.00	140.00	70.00		
612	Office Equip. Maint										88.80		
613	Data Process Equipment												
614	Printing	85.00	450.00										
622	Temporary Services-contractual												
624	Cleaning Services		142.00					142.00					
686	Professional Computer Services					450.00	750.00		500.00		900.00		
684	Professional Computer Services	723.40											
676	Infrastructure Maint/Operation												
Total Other Than Personnel Services	\$1,192.38	\$1,518.81	\$313.67	\$226.82	\$872.49	\$888.02	\$784.57	\$759.25	\$269.99	\$4,417.79	\$508.95		\$11,730.74

Total PS and OTPS Expenses	22,685.30	33,766.14	21,856.60	21,802.89	22,351.00	23,014.65	33,433.07	22,579.40	22,113.28	26,296.35	22,349.22		272,247.90
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Total Unencumbered Budget	Balance												\$25,512.10
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Respectfully submitted,

Shirley Chubb, Treasurer

COMMUNITY BOARD 10 ROLL CALL

Secretary Election, June 15, 2026

	FIRST NAME	LAST NAME	ABSENT	ELISSON	DIETRICH
1.	Tamer	Ahmed	X		
2.	Salah	Altayeb	X		
3.	Andrei	Anghel			X
4.	Ibrahim	Anse		X	
5.	Jonathan	Bova			X
6.	Tracie	Britton		X	
7.	John	Bruno		X	
8.	Jaynemarie	Capetanakis		X	
9.	Donna	Carrera			X
10.	Christopher	Cesarani		X	
11.	Shirley	Chin		X	
12.	Judith	Collins		X	
13.	Doris	Cruz		X	
14.	Richard	Day			X
15.	Carmelo	DiBartolo			X
16.	Staley	Dietrich			X
17.	Elizabeth	Edmonds		X	
18.	Chris	Elisson		X	
19.	Ann	Falutico		X	
20.	Carmen	Feliciano		X	
21.	Lance	Ford		X	
22.	Senja	Frangipani		X	
23.	Vincent	Gentile	X		
24.	Barbara	Germack		X	
25.	Itai	Greenberg			X
26.	Konstantin	Hatzis			X
27.	Habib	Joudeh		X	
28.	Stella	Kokolis	X		
29.	Pierre	Lehu		X	
30.	Huazhao	Liang	X		
31.	Steven	Linkh		X	
32.	Daniel	Loud			X
33.	Eliabeth	Lovejoy		X	
34.	Essa	Masoud	X		
35.	Ruth Greenfield	Masyr		X	
36.	Francis	Milea		X	
37.	Marie	Mirville-Shahzada	X		
38.	Danielle	Mowery		X	
39.	Xuhui	Ni	X		
40.	Romeo	Petric		X	
41.	Husam	Rimawi	X		
42.	Paula	Rubel	X		
43.	Stephanie	Simone-Mahaney		X	
44.	Larry	Stelter			X
45.	Henry	Stewart	X		
46.	Jana	Taoube		X	
47.	Julie	Thum		X	
48.	Sandy	Vallas		X	
49.	Barbara	Vellucci		X	
50.					
TOTAL			11	28	10

Traffic and Transportation Committee June 2026 Report

Attendance:

Virtual :

Chris Ceserani
Doris Cruz
Konstantin Hatzis
Liz Lovejoy
Stephanie Simone-Mahaney
Lawrence Stelter

In Person : Jaynemie Capetanakis Chair
Jonathan Bova
Staley Dietrich
Carmen Feliciano

Absent:

Daniel Loud
Romeo Petric

On Tuesday, June 2, 2026, the Traffic and Transportation Committee met in virtual quorum to discuss the following agenda items, focused on four primary infrastructure and safety initiatives in Bay Ridge:

1. Informational update on the Xavarian High School Traffic Plan: A representative from Xaverian presented a traffic mitigation plan designed to improve safety and traffic flow while handling student arrivals and dismissals. Generally, students arrive between 7:30 to 8:30 AM. Dismissal is staggered for middle school at 2:15-2:20; and the High school dismisses at 2:30. However, given that there are also numerous after-school activities, the full student population is not all coming out at once.

- **Key Strategy:** The school has a Site Safety Manger at the center of the construction area, and has established a Safety Committee. Along with crossing guards stationed at surrounding streets, during arrival and dismissal

Safety Team members are also assisting for safe movement of pedestrians and mitigating car traffic when possible. School buses and private busing pick up on Shore Road on the non-residential side and they have some buses on Narrows Avenue. They have mitigated concerns about staff parking by utilizing ProPark and they have a one-year engagement with them for Xaverian employees with a shuttle to and from the Brooklyn Army Terminal in the morning and afternoon and they hope this will relieve parking pressures. As mentioned, they have staggered dismissal so there is a ten-minute window to have the middle schoolers and cars moving. This plan had been in place for about three weeks at the time of our meeting..

- Although the CB 10 and Xaverian requested that the MTA do a study for bus rerouting, MTA responded that they will not be doing any study until after the bus redesign.
- **Operational Changes:** Xaverian staff are actively managing the pickup zone, and the school has shifted bus staging to reduce blockages on Shore Road and surrounding streets. They are committed to continuing these practices beyond the current construction period to maintain good neighbor relations.

2. Update and presentation on Dahlgren Place and 92nd Street Improvements

MTA Bridges and Tunnels and the NYC Department of Transportation (DOT) presented a plan to address severe congestion and safety concerns near the Verrazzano-Narrows Bridge ramps.

- **The Problem:** High accident rates and traffic weaving were identified as major safety hazards for both commuters and pedestrians.
- **Proposed Solutions:**
 - Removing and replacing striping on Dahlgren Place approach to 92nd Street adding a single lane for through and left-turning traffic to reduce congestion. Installation of a "**quick curb**" divider and re-striping to normalize lanes and prevent unsafe weaving.
 - Add crossover prevention to restrict I-278 lower-level right turn onto 92nd Street.
 - Install NO STANDING 6AM to 11AM Monday to Friday for six vehicle parking spaces on Dahlgren Place.
 - Install NO STANDING ANYTIME for six vehicle parking spaces on northbound 92nd Street north of intersection.
 - **Downstream adjustments:** Widening a "lane squeeze" point near Fort Hamilton Parkway to allow buses to pull over fully, which helps through-traffic flow.

- **Feedback:** Residents expressed strong concerns about pedestrian safety and the need for stricter traffic enforcement, including potential red-light cameras and NYPD crossing guard support. Discussion also included the Implementation of a "**Barnes dance**" (all-red) pedestrian phase to allow safe crossing without conflicting vehicle turns. The **Barnes Dance** is an intersection traffic signal that temporarily stops all vehicular traffic to allow pedestrians to cross in every direction at once, including diagonally. *A request to lengthen crossing time at the east crosswalk and place countdown signals at all pedestrian crossings.*
- **A motion was made to send a letter with our feedback to the MTA, DOT and elected officials. Once again, the committee met in virtual quorum and voted in favor of sending a letter outlining our concerns as shared by committee members and residents, including having an NYPD traffic officer during this transition, school crossing guards, countdown signals, improved pedestrian crossing, potential for speed cameras and sound cameras, additional traffic calming measures, revisiting timed interval traffic lights, and raised crosswalks to improve safety during the 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?**

3. Informational report regarding the Owls Head Viaduct Rehabilitation New York State DOT provided an update on the upcoming bridge rehabilitation project spanning over 61st Street. This bridge goes over the parking deck of the Bay Ridge Towers, John Allen Payne Playground, and Tom Joyce Soccer Fields. There is deteriorated and corroded steel and the last major work was done about 40 years ago. All of this causes a safety concern for the traveling public and structural deficiency.

- **Timeline:** Construction is expected to start Winter 2027 and completed by Fall 2030, the letting process is anticipated to begin in Fall 2026. .
- **Traffic Management:** The project will be staged to maintain at least one lane of traffic in each direction during construction. Detours for ramps will be overnight-only and not concurrent. Message signs, Traffic enforcement agents and pedestrian managers will be provided along the detour route, bus stops to be relocated and bus routes to be modified will be done in coordination with the MTA.

- **Community Coordination:** The State DOT is coordinating with local Bay Ridge Towers management regarding the issues occurring with their parking deck and has been in contact with them to ensure communication; they are monitoring and in coordination with the Bay Ridge Towers. They are also committed to installing bird-proofing measures to improve cleanliness beneath the structure. There will also be enhancements made to the John Allen Payne Playground as part of this project.

4. Informational Update on the CB 10 Outdoor Dining Survey

- District Manager Beckmann shared that they received 550 responses so far from residents to our recent survey on outdoor dining. People indicated they enjoyed the sidewalk café over roadway cafes. 76% of residents opposed year round roadway dining.
- Looking at our restaurants, we had a lighter return of about 13 businesses. Preliminary feedback indicates that many local restaurants prefer relying on existing indoor capacity. While nearly 70% of the responders did participate in the temporary roadway and sidewalk café program during Covid, only 30% currently have continued to have a sidewalk café and only 1 respondent has both a sidewalk and roadway cafe. The ability to have enclosures or heated enclosures would make more restaurants interested in having year round sidewalk cafes, but this is not currently available with the city.
- Once we have all our data gathered and we are hoping for more feedback, we will share our findings with the City Council to ensure the community's voice is represented in future legislation.

Thank you,

Respectfully Submitted,

Jaynemarie Capetanakis

June 13, 2026



Statement to the Board Regarding Procedure

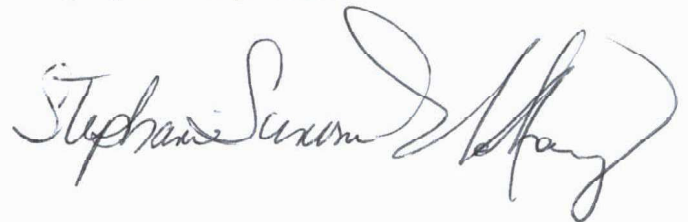
Before discussing the application itself, I believe it is important to briefly restate the role of the Community Board in reviewing zoning and land use applications.

The Community Board's role during the review of any application is to facilitate public participation, evaluate the merits of the application and the proposal being presented—not the merits of any existing or proposed programming—and carefully examine the potential land-use, environmental, operational, and neighborhood impacts of the requested actions. Public review processes exist so that community members and Board members may raise questions, express concerns, and engage in candid discussion regarding matters such as zoning, land use, traffic, parking, environmental impacts, operations, and neighborhood character.

Our responsibility during the review process is not to advocate for an applicant, but to develop an independent recommendation based on the facts, the record, and the impacts identified through public review. The applicant bears the burden of demonstrating that the requested actions are necessary and appropriate. The purpose of the review process is to critically examine those claims, identify potential impacts, and determine whether the requested land-use actions are justified.

For that reason, Board members should avoid statements that could reasonably be perceived as prejudging the merits of an application or compromising the Board's role as an impartial reviewing body while a matter remains under review. It is particularly important that Board members not publicly chastise, criticize, or dismiss members of the public for expressing concerns regarding an application, nor characterize those concerns as evidence of bias, animus, or other improper motives. Residents should be free to participate in the process, raise questions, and express concerns candidly and in good faith, recognizing that rigorous public scrutiny and direct discussion are essential components of the review process.

Publicly siding with an applicant or dismissing community concerns during the review process risks creating the appearance of advocacy rather than impartial review. The Board's responsibility is to evaluate the evidence, consider all viewpoints, and maintain public confidence in the fairness and integrity of the process.

A handwritten signature in black ink, appearing to read "Stephanie Saxon". The signature is fluid and cursive, with a large, sweeping loop at the end.

Zoning and Land Use Committee

9818 Fort Hamilton Parkway

Brooklyn Community Board 10

June 15, 2026

The Zoning and Land Use Committee met on Wednesday, June 3, 2026, and Monday, June 8, 2026, in virtual quorum via Zoom. At the June 8 meeting, the Committee also heard a presentation from representatives of the New York City Council Land Use Division regarding the development of a neighborhood plan for the C-8 Triangle, which was presented separately to the full Board. The June 3 and June 8 meetings focused primarily on the review of an application submitted by the Bay Ridge Community Development Center (BRCDC) seeking a zoning map amendment from R4B to R6A and a zoning text amendment to map Mandatory Inclusionary Housing (MIH) at 9818 Fort Hamilton Parkway.

(The Committee conducted two public review meetings. The first meeting focused on the presentation of the proposal, Committee discussion, and public testimony. A second meeting was held to allow the applicant to respond to additional questions raised by Committee members and the public.

The Committee's review focused on zoning and land-use considerations, including the appropriateness of the requested zoning district, the need for the requested increase in floor area, the intensity of use associated with the proposal, existing neighborhood conditions, environmental review findings, and the relationship of the proposal to the Special Bay Ridge District.)

Summary of the Proposal

The applicant seeks to rezone the property from R4B to R6A and map MIH on the site.

✓ Under the existing R4B zoning, community facility development is permitted at 1.65 FAR, resulting in approximately 20,625 square feet of permitted community facility floor area.

Under the proposed R6A zoning, community facility development would be permitted up to 3.0 FAR, resulting in approximately 37,500 square feet of permitted community facility floor area.

The applicant proposes construction of a new community facility building of approximately 33,000 square feet (2.64 FAR), representing an increase of approximately 12,375 to 13,000 square feet over the floor area permitted under existing zoning. This represents approximately a 60% increase in community facility floor area compared to existing R4B development rights.

The proposed rezoning would also substantially increase the height and bulk permitted on the site. Community facility development in the existing R4B district is generally limited to approximately 32 feet in height and reflects the low-scale contextual character that predominates throughout this portion of the Special Bay Ridge District. By contrast, the proposed R6A district permits buildings up to approximately 70 feet in height and, when combined with Mandatory Inclusionary Housing, may permit residential development up to approximately 95 feet in height.

The applicant's proposed building is approximately 54 feet in height. While below the maximum height permitted under the requested zoning district, the proposal represents an increase of approximately 22 feet, or nearly 70%, above the height generally associated with development permitted under the existing R4B zoning framework.

The applicant stated that the proposed building is intended to accommodate community meeting space, educational and youth programming, daycare facilities, recreational facilities, administrative offices, conference space, nonprofit office space, and related community facility uses.

Applicant's Stated Rationale

The applicant stated that the previous 2021 concept contemplated renovation and enlargement of the existing building.

According to the applicant, subsequent engineering review and Department of Buildings review determined that rehabilitation and expansion of the existing structure was not feasible due to building conditions and limitations associated with the existing structure.

The applicant stated that a newly constructed facility developed within the existing R4B envelope would not provide sufficient program space and would not be financially viable. The applicant indicated that much of the proposed third floor and all of the proposed fourth floor would be eliminated under the existing zoning framework.

When asked to provide additional detail regarding future programming, operations, and anticipated building usage, the applicant stated that many programming details remain under development and that it could not yet provide extensive information regarding the specific programs, operations, or activities that would ultimately occupy the proposed facility.

During the second review meeting, the applicant responded to a series of questions submitted by Committee members regarding occupancy, projected users, operational impacts, food distribution activities, building programming, and proposed mitigation measures. The applicant stated that current daily use averages approximately 25 to 50 users, with higher attendance during certain events and religious observances. The applicant further estimated that the proposed facility could generate approximately 50 to 75 additional daycare users during morning hours and approximately 50 to 100 additional youth-program participants during afternoon and evening periods.

Committee Discussion Regarding the Need for the Rezoning

A significant portion of the Committee's discussion focused on the need for the requested rezoning and the approximately 13,000 additional square feet of floor area that would be enabled by the proposal.

Committee members sought clarification regarding what specific programmatic, operational, or functional changes had occurred since the 2021 proposal that now necessitate a facility approximately 60% larger than what is permitted under the existing R4B zoning.

The applicant explained that the earlier proposal relied upon renovation and expansion of the existing structure, that such an approach was no longer feasible, and that a newly constructed facility developed within existing zoning would not provide sufficient program space to be financially viable. The applicant also identified portions of the proposed third and fourth floors that would not be possible under the existing zoning framework.

The Committee acknowledged these responses and the applicant's effort to address questions raised during the first review meeting. While the applicant identified spaces that would be lost under existing zoning, the Committee did not receive a detailed comparison between the 2021 proposal and the current proposal, nor a programmatic analysis demonstrating why a facility developed within the existing R4B envelope would be inadequate to meet the applicant's stated needs. Discussion therefore remained focused on whether the applicant had sufficiently demonstrated the need for the requested increase in floor area and associated intensity of use.

Existing Conditions and Operational Impacts

Committee members repeatedly emphasized that the discussion was not limited to building height, bulk, or architectural design.

A significant portion of both meetings focused on existing neighborhood conditions associated with current operations at the site, including traffic congestion, parking demand, curbside activity, food distribution operations, pedestrian circulation, and impacts on nearby residential streets.

Committee members discussed how existing neighborhood conditions should factor into the evaluation of a proposal that would increase permitted floor area, building size, and intensity of use. Discussion focused on whether additional development potential should be granted before existing operational impacts are fully understood, addressed, and mitigated, and on the relationship between current neighborhood conditions and the additional activity that could result from the requested rezoning.

Applicant's Proposed Mitigation Measures

In response to concerns raised during the first meeting, the applicant described several measures that had already been implemented or were under consideration.

These included parking attendants, directing visitors toward parking resources on Fourth Avenue, modifications to food distribution operations, efforts to keep queues within the property, consideration of staggered food distribution schedules, and other operational adjustments intended to reduce neighborhood impacts.

The applicant stated that many activities currently occurring outdoors or within constrained spaces would be accommodated within the proposed building and that the new facility would provide opportunities for improved management of operations.

The Committee acknowledged the applicant's efforts to respond to concerns raised during the review process while continuing to discuss whether the proposed measures would adequately address existing neighborhood conditions and the potential impacts associated with a larger facility and increased intensity of use.

Committee members also discussed the extent to which certain proposed mitigation measures rely on third-party entities, including public agencies, and whether solutions dependent upon approvals, agreements, or access to property outside the applicant's control could be relied upon over the long term.

Environmental Review Discussion

The applicant stated that the project received a Negative Declaration under CEQR and emphasized that no significant adverse environmental impacts requiring mitigation were identified through the environmental review process.

Committee members and residents discussed the distinction between regulatory findings and observed neighborhood conditions. Questions were raised regarding whether existing traffic, parking, pedestrian circulation, and operational conditions experienced by nearby residents were adequately reflected in the environmental review materials and whether the screening methodology captured existing neighborhood conditions.

Special Bay Ridge District and Future Development Rights

Committee members noted that the Special Bay Ridge District was established to preserve the neighborhood's existing built character through contextual zoning controls governing height, scale, and bulk. Discussion focused on whether the requested R6A district, which permits substantially greater height and density than the existing R4B district, is appropriate given the surrounding neighborhood, existing development patterns, and site conditions, including narrow roadways, parking limitations, traffic congestion, the presence and ongoing expansion of the Verrazzano-Narrows Bridge, and recurring drainage and sewer concerns raised by residents.

Discussion also addressed the applicant's contention that an R6A district is appropriate because Fort Hamilton Parkway is mapped as a 100-foot-wide street and was compared to Fourth Avenue. Committee members discussed whether mapped street classifications adequately reflect existing conditions at the site, noting that Fort Hamilton Parkway functions as a two-lane roadway at this location, unlike the wider four-lane corridor of Fourth Avenue.

Committee members further noted that zoning actions run with the land and create permanent development rights. Therefore, discussion considered not only the current proposal, but also whether the requested R6A zoning district would remain appropriate should ownership, use, or future development plans for the property change.

Public Questions and Concerns

Public testimony focused on neighborhood character, parking and traffic conditions, pedestrian safety, food distribution operations, environmental review findings, future development potential, and the appropriateness of the requested zoning district.

Residents described longstanding concerns regarding traffic congestion, parking violations, food distribution queues extending beyond the property, use of nearby public spaces, and impacts on adjacent residential streets. Many residents stated that these conditions have affected the surrounding area for several years and have become more pronounced over time. Several residents expressed frustration that existing issues remain unresolved despite years of raising concerns.

Residents questioned whether the proposed increase in floor area and intensity of use was necessary and whether the surrounding neighborhood could accommodate additional development and activity given the cumulative traffic, parking, pedestrian safety, infrastructure, and quality-of-life concerns associated with existing and future operations at the site.

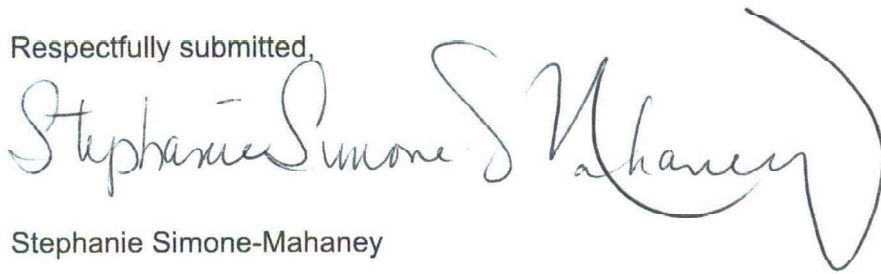
Conclusion

No recommendation was made during these review meetings.

At the time of the Committee's review, the application had not yet been certified into ULURP. The applicant indicated that certification was anticipated on or about June 15, 2026. Upon certification, the application will proceed through the Community Board's formal ULURP review process in accordance with the New York City Charter.

Because certification is anticipated (has occurred) during the month of June, the Community Board will have a 90-day review period, rather than the standard 60-day review period, to provide public notice, conduct its public hearing, and submit its recommendation.

Respectfully submitted,

A handwritten signature in black ink, reading "Stephanie Simone-Mahaney". The signature is written in a cursive style with a large, sweeping loop at the end.

Stephanie Simone-Mahaney

The Environmental Committee met on June 10, 2026, to review local Trap-Neuter-Return (TNR) efforts, discuss animal welfare resources, and identify ways to better support residents by addressing community animal concerns in Community Board 10. The discussion underscored strong local partnerships as well as the need for more volunteers, greater public awareness, and stronger access to services.

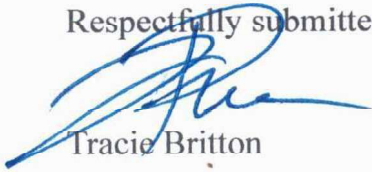
Paul Saunders of Animal Care Centers of NYC (ACC) described ACC as New York City's open-admission shelter system, accepting animals regardless of breed, medical condition, or behavior. He outlined services that help keep pets with their families, including foster care, pet food assistance, vaccine and microchip clinics, support for homebound residents and older adults, and help for sick or injured community cats. ACC also works closely with rescue groups, the ASPCA, and wildlife organizations, and reported a placement rate above 90 percent since 2017.

A local TNR volunteer explained that residents can begin helping by completing the Neighborhood Cats online certification workshop, which provides training in humane trapping, colony management, and access to discounted spay and neuter services. The committee heard that current volunteer capacity, especially during kitten season, remains insufficient and that effective TNR also depends on transportation, recovery space, fostering, and outreach.

A major focus of the meeting was the development of an updated community animal resource guide for the district. The guide will provide residents with information on TNR services, wildlife assistance, pet food resources, rescue organizations, emergency contacts, and volunteer opportunities, and will be shared through Community Board 10's website and outreach channels. Members also raised concern that the City's Fiscal Year 2027 budget does not include dedicated funding for spay and neuter services or pet food pantries and discussed advocating for those priorities through the board's budget process.

The meeting concluded with a commitment to assist in strengthening partnerships, recruiting more volunteers, and improving access to reliable information for residents seeking help with animal welfare concerns. Next steps include finalizing the resource guide, continuing outreach with local partners, and exploring advocacy opportunities to support TNR, spay and neuter access, and pet food assistance throughout the district.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Tracie Britton', is written over the printed name.

Tracie Britton

STATE LIQUOR AUTHORITY-NEW APPLICATIONS AND RENEWALS

Hot Pot 828 Inc. 828 64 th Street	Renewal 06/3/2026	wine, beer, cider
Per Tavern Corp. d/b/a The Kettle Black 8622 3 rd Avenue	Renewal 06/4/2026	liquor, wine, beer, cider
Colombia Parceros Restaurant Corp. 6824 3 rd Avenue	New 06/5/2026	liquor, wine, beer, cider
Osteria Positano LLC d/b/a Positano 10018 4 th Avenue	Renewal 06/5/2026	liquor, wine, beer, cider
Korner Restaurant Corp d/b/a The Corner 8602 3rd Avenue	Renewal 06/5/2026	liquor, wine, beer, cider
Red Bowl Chinese Restaurant Inc. 8518 3 rd Avenue	Renewal 06/15/2026	liquor, wine, beer, cider
Hamilton Parkway Corp. d/b/a Indigo Murphy's 7102 Fort Hamilton Parkway	Renewal 06/17/2026	liquor,wine, beer, cider