

AREA COMMITTEE MEETING, WEST BRIGHTON/ST. GEORGE
March 18, 2008 – 7 P.M.
THE TENNIS HOUSE, SILVER LAKE PARK

Members

Megan Delmar-Chair	Chris Rooney-Absent
Loretta Cauldwell	Joe Pancilla-Absent
Nicholas Siclari	Terry Player-Absent
Linda Eskenas	Amil Chaudry-Absent
Mark Washington	John Pabon-Absent
Adena Long	
Anthony Cosentino	
John Vitucci	

Voting Non-Members

John Ullah
Gayle Ullah
John Luisi
Marilyn Keshecki

Guests – Present

Eva M Kackle	Daniel Theil
Amy Spencer	James Prendamano-Casandra Properties
Joseph Margolis	John Pitera-Casandra Properties
Len Rampulla-St Peters Architect	Bill Suk-Truisi Suk Design Group
Shelia T. McGinn-CB #1 member non voting	Frank Vecchiarelli
Robert Delleo	Jim Clark
John Kilcullen-Westervelt Hill Civic	Dave Albertson-Neptunes at Snug Harbor
Mary Bullock-St. George Civic Harbor	Robert Cannataro-Neptunes at Snug
Tom McGuire	
Patricia Newman-Curtis HS PTA	
Tevah Platt-SI Advance	
Kevin Braniforte	
Peter DiMarzzo	
Chris Beatty	
Glen Cutrona-Architect	

The meeting commenced at 8:02 p.m. A quorum was present. Several Land Use issues came up for review and debate:

1. St. Peter's Boys High School – Len Rampulla brought forth a presentation with respect to the expansion of the existing gymnasium building at St. Peter's in the Special Hillside Preservation District. Neighbors were present and a discussion ensued pertaining to traffic and garbage management. Pursuant to Mr. Rampulla, the second floor weight room would be extended 63 feet out to create an overhang of which underneath would be a controlled drop off area for students. The student walkway would be expanded and the total renovation would add 6,600 square feet. There was a motion to approve the Department of City Planning Application Number: N080270ZAR for 200 Clinton Avenue, an application has been submitted to authorize expansion of the existing gymnasium building in the special hillside preservation district. (St. Peter's Boys High School). The motion to approve was in favor 7 with 2 abstentions.

2. Liberty Tower – Joe Margolies and Truisi Suk, Engineers, had a presentation pertaining to two new condominium towers to be built at the corners of Stuyvesant Place and Hamilton Avenue. John Luisi of the St. George Civic Association expressed the approval by his civic group of those

buildings, and stated that it would enhance the area on a residential basis. Linda Eskanas expressed concern over increasing traffic problems.

A motion was made to approve the Department of City Planning application numbers N080329ZAR and N080330ZAR- an application has been submitted to authorize 2 residential buildings with a total of 164 one and two bedroom condominium apartments, 170 parking spaces and approximately 35,000 square feet of commercial space located at the corners of Stuyvesant Place and Hamilton Avenue. This motion passed with: 6 to approve, 4 to disapprove and 1 abstention.

3. Architect, Glenn Cutrona, attended this meeting since the full board previously approved his client's LEED certified application and he was back to have the Department of City application number N080231ZAR for 130 Montgomery Avenue to authorize a four story mixed use office and residential building in the Special Hillside Preservation District. Mr. Cutrona assured neighbors that only residents would have rear yard access and that the building would be LEED certified. This particular project would culminate in 2,368 square feet in the subject building. The application was approved unanimously.

4. Also discussed and unanimously approved were liquor licenses for the following entities: Neptune Caterers; Green Gardens and Panini Grill. The Panini Grill, was the only renewal application. The other two aforementioned applications were new applications.

5. It was requested to send a letter to St. Vincent's requesting the status on the mental health facility proposed for 78 Fort Place, Staten Island, New York.

6. Under new business per Linda Eskanas, Stokes ("Gaeta") utilizes the fire hydrant to wash down debris into the street and a milky liquid rolls down to Richmond Terrace, thereby causing health concerns. A follow-up letter should be sent to correct the situation.

7. The meeting was adjourned at 9:55 p.m.
Respectfully submitted,

Megan Delmar