

## **CB#1 FULL BOARD MEETING AGENDA**

**TUESDAY, April 8<sup>th</sup> 2025 – 6:30 P.M.**

**In Person – St. Mary's Episcopal Church, 347 Davis Avenue – Updated 4/7/25**

**SESSION OPENING** Pledge of Allegiance, Call to Order, Roll Call Attendance, Acceptance of Minutes, Public Session

**PUBLIC SESSION:** Makeda Campbell, Mike Arvanites, Cathleen Kenny, Agnes McBeth, Nicole Brooks, Jermaine Williams, Victoria Carstensen, Neil Anastasio, James Smith, Peter Levine, RV Augusty, Dine Snyder, Teri Scottolavino.

**Catherine Schiavone, Parliamentarian** – CB1 Board Member Voting.

**PRESENTATION:** Suzanne Dvells - Representing a Special Committee of the St. George Civic Association, will be reporting on the impact of the Curtis High School Stadium on nearby residences.

Speaker: Principal of Curtis High School, Gregory Jaenicke & Department of Education Superintendent Robert Palton will have a representative present to answer questions.

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Timothy Forsyth
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell – Call for Candidates form
- Treasurer, Sunny Jain
- Chairman, Nicholas Siclari
- Parliamentarian, Catherine Schiavone
- District Manager, Joan Cusack

### **FUNCTIONAL COMMITTEE REPORTS**

- Land Use, George Turner – No Land Use Votes for Local Law 172 & New Family Court, 100 Richmond Terrace Introductory.
- Waterfront, Joseph Ahlstrom
- Public Services, Sunny Jain
- Youth Services, Kathleen Coen & Mohan Radhakrishna
- Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth
- Budget & Finance, Anthony Cosentino
- Transportation – Joseph Bird
- Small Business & Non-Profit Committee, Jaclyn Tacoronte

### **AD HOC COMMITTEE**

- Labor, Robert Holst
- Parks & Recreation, Anthony Cosentino
- Cultural Affairs, Anthony Sgarlato
- Health and Human Services, Fran Reali

### **AREA COMMITTEE REPORTS**

- New Brighton/St. George/Tompkinsville, Claudette Duff
- West Brighton, Anthony Cosentino
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Timothy Forsyth
- Rosebank/Ft. Wadsworth/Shore Acres, John Guzzo
- Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner
- Stapleton/Clifton/Concord/Park Hill, Peter Lisi

Old Business / New Business / Adjournment

If you are unable to attend this meeting, please call or e-mail Loretta Cauldwell or the Board Office prior to the meeting at 1-718-981-6900 – Linda Maffeo, [lmaffeo@cb.nyc.gov](mailto:lmaffeo@cb.nyc.gov).

**CB1 Land Use Public Hearing Committee Meeting – Tuesday, April 1, 2025 at 6:30PM – Virtual/Zoom.**

**Board Members, Land Use Committee**

George Turner, Chair, AIA  
Nicholas Siclari, Ex. Officio  
Michelle Akyempong, ab  
Tatiana Arguello ab  
Loretta Cauldwell  
Andre Ciprut  
Katheleen Coen  
Anthony Cosentino  
John Guzzo, ab  
Robert Holst  
Lillian Lagazzo  
Peter Lisi ab  
Nicole Meyers, ab  
Friday Ogbewe  
Fran Reali  
Anthony Sgarlato

**Board Office**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Non-Board Members**

Phil Farinacci ab  
Charles Olson, ab  
Lisa I. Barbieri  
Lindy Peter Crescitelli ab

**Board Member**

Linda Juarbe

**Guests:** Neil Anastasio, Rasika Deosthali-DCP (Speaker), Stephen Dietz-Michell Giurgola Architects, M. Stanley, N. Shirazi, Juan Davila, Joseph Aliotta, J. Purtell, Andy Levison-CMSI, Beth B., Q. Amiri-MOCJ (Speaker), Jack Martin, Andre Voss-DLR Group.

**Presentations:**

- 1. Staten Island Family Court Complex – Project Introduction Meeting, Q. Amiri, Speaker (MOCJ) – for Mitchell Giurgola Architects, LLC – Project Site – Family Court, 10 Hamilton Avenue, 100 Richmond Terrace, 55 Stuyvesant Place, Former NYC Dept. of Health, Richmond Terrace Civic Corridor.**  
Project Milestones – Schematic Phase Bridging Doc, Spring 2025 – DB Bid/Award, Winter 2025, Design/Build-Final Documents & Construction, Spring 2026.  
Project Goals – Consolidate currently fragmented Court operations and provide enhanced services to Court users and the community. Planning for 2035 program needs by providing a modern facility with program spaces complying with OCA Standards. Improve security, circulation, and operations for Court and City agency spaces, Upgrade the existing historic building at 100 Richmond Terrace.  
Proposed building site 10 Hamilton Avenue.

## Q&A

Q: District Manager, Joan Cusack asked if the residents in the area have been notified of the project, for example Safe Horizon and residents of 36 Hamilton Avenue?

A: Too early for notification.

Board member Lillian Lagazzo asked about the concern of 100 Richmond Terrace, Project Hospitality with all the problems/issues there with the 36 Hamilton Avenue residents. Presently, they are having quarterly Zoom meetings with Ralph Fortunato. The project manager should speak with the precinct about these issues and check with the BP's office and Elected officials. "It's exciting & needed."

The MTA proposed Bus Rapid Transit eliminating 250 on street parking spaces between Hamilton Avenue and the Ferry. "Please look at this proposal."

A: Will do.

Too early to answer parking questions.

Mr. Amiri said we will be back in June or September 2025 (ULURP) for a CB1 Vote.

**No vote needed tonight.**

2. **NYC Industrial Plan – Rasika Deosthali of Department of City Planning, Speaker** As you may know, in November of 2023, City Council passed [Local Law 172](#), which requires the Departments of City Planning, Small Business Services, and the Economic Development Corporation to develop a "citywide industrial development strategic plan" by the end of 2025 (and every eight years thereafter).

Planning for this effort kicked off in September of last year, and since then DCP and sister agencies have been collecting information and ideas through data and research, stakeholder meetings and walking tours, and through more than 400+ submissions to the online survey available at the [New York City Industrial Plan page](#) on DCP's website.

Through The Industrial Plan we hope to: 1. Guide the industrial sector's growth, 2. Ensure that NYC remains a place where businesses can thrive, and workers can find good jobs, 3. Allow communities to coexist with the industrial uses that make our city function. By 2026, we hope to accomplish: **Research** on conditions, trends and patterns, **Feedback** from industrial business stakeholders, Identification of Primary Industrial Areas as a new legislative way to classify predominantly industrial areas of the city and **Recommendations** on incentives, programs, policies and other land use tools.

There will be an information Session on the plan in April. District Managers will be notified of the date.

Land Use Chair, George Turner said we have these kind of uses on the western side of our area. There are two uses that are incompatible, industrial next to housing. Some are grandfathered. Need to clean that up.

**No vote needed.**

Meeting Adjourned 7:19 PM.

**Community Board 1 Full Board Meeting, Tuesday, March 11, 2025 – 6:30 P.M.  
Virtual/Zoom.**

**Nicholas Siclari, Chairman**

**Members**

|                       |                        |
|-----------------------|------------------------|
| Joe Ahlstrom          | Lillian Lagazzo ex     |
| Michelle Akyempong ab | Peter Lisi             |
| Arguello, Tatiana     | Ali Lula ex            |
| Berksteiner, Dora     | Nicole Meyers ab       |
| Berksteiner, Doreen   | Mohan Radhakrishna     |
| Joseph Bird ex        | Alina Nevradakis       |
| Allison Brown         | Friday Ogbewe          |
| Telee Brown ab        | Ernest Paige ab        |
| Christopher Campbell  | Francine Reali         |
| Loretta Cauldwell     | Joshua Renta ex        |
| Andre Ciprut          | Cindy Salzillo         |
| Kathleen Coen         | Catherine Schiavone ex |
| Christopher Corbo ab  | Anthony Scutari        |
| Anthony Cosentino     | Anthony Sgarlato       |
| Claudette Duff        | Sean Sheil             |
| Samir Farag           | Nicholas Siclari       |
| Timothy Forsyth       | Jaclyn Tacoronte ab    |
| Selina Grey ab        | George Turner          |
| John Guzzo            | Steven Williams ex     |
| Robert Holst ex       |                        |
| Linda Huff ab         |                        |
| Sunny Jain            |                        |
| Linda Juarbe          |                        |

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Guests:**

Marie LaFrancesca, Michael Arvanites, Makeda Campbell, Dawn Clarity, Agnes McBeth, Elena Brady, Cathleen Kenny, DOT Borough Commissioner, Roseann Caruana, Leora Nevins, DOT, Dustin Khuu, DOT, Elizabeth Van Der Els, MTA, Ryan Hall, MTA, Phil Rampulla, Peter Rampulla, George Christo, Nicole Brooks, Mario Buonviaggio, Prince Cobbina, Michael Harwood, Terry Troia, Saul Porter, Robin Hatchett, Rose Uscianowski, Leo Heinert, Sergey Chuprik, Suzanne Dvells, Lisa Crosby, RV Augusty, Vincent Atkinson, Bruce Lauria, James Smith, Bill Morrish, Saul Porter, Diane & Marshall Duberstein, Robin Hatchett, Colin Vautrinot, Scott Kerr, Maria Mendez, Linda Adolina, Rosemary Algerio, Victoria Carstensen, Frank M., Elisa DiSimone, Det. Duane Conner, Andrew Dorman.

Meeting called to order by Nicholas Siclari, Chair – 6:30PM  
Pledge of Allegiance

**Public Session** - Friday Ogbewe

Makeda Campbell, Special Projects Director for Senator Jessica Scarcella-Spanton's office –IFTAR Partnered with Comptroller, Councilmember Hanks, Assemblyman, Charles Fall. Annual dinner held March 27. Ramadan Values & Staten Island Non-Profit. Happy Ramadan.

Youth Recognition Awards – Reach out to the office for more information. Prefer a nomination from a school. Date March 19<sup>th</sup>.

Mobile Offices, March 19<sup>th</sup> 11:00-1:30PM. Check office flyer.

Michael Arvanites, Councilmember Hanks Office – Fill out the Transportation Survey to send to the MTA for more buses. There have been delays, lost bus stops and buses going to the SI Mall, S44, 59 & 79. Any questions, call 718-556-7370. We will hear DOT talk about bus lanes tonight. Public feedback is important.

Cathleen Kenny, Assemblyman Sam Pirozzolo's office – Strongly opposed to Retail Cannabis Dispensaries including the proposed site on Forest Avenue. NYC is avoiding the voices of Staten Islanders. NYC Council has issued a Bill giving 1-2 family homeowners receiving the Star Exemption a free garbage can or rebate if you already purchased one. It still has to be signed. Details from DSNY. 2025 Proposed Tax Exemption is Friday 3/15/25.

Agnes McBeth, Community & Youth Liaison, Office of DA McMahon's office – along with ADA Carlos Gonzalez. Carlos went to NY Law School and lives in Staten Island since September 2024.

Agnes – Resolution reforms to Discovery Law. The DA is the President of DASNY to make NYS safer and modifications to the Discovery Law. Modifications to the Discovery Law has been sent to Governor Kathy Hochul. Handouts were given.

RV Augusty – VP of the St. George Civic Association – 78 Fort Place. We voted against allowing the variance, 45 yes and 3 no vote. Tiny units marked above market pricing, location on a hill lacking parking, no access to food stores or public transportation. The building will add two floors and will block the sunlight.

Nicole Brooks, NYC Parks – Invitation to the New Brighton/St. George/Tompkinsville Area Committee Meeting on Tuesday, 3/18/25 for presentation regarding Lt. Lia Playground Public Restrooms.

Mario Buonviaggio, Port Richmond North Shore Alliance – Day 45. Hotel is being built with Department of Homeless Services. Reached out to all the Elected Officials. We received meaningless responses. Growing petition of small businesses opposing a shelter on Bennett Street and Port Richmond Avenue. "This benefits no one".

Prince Cobbina, CCRB – Annual 2024 Report is out with stats. Go to our website: NYC.Gov/CCRB.

Michael Harwood – Revitalization of 78 Fort Place. In favor of it. "We have been advocating for additional housing". Market rate apartments for 55 & over with 20% reserved for younger people. They reached out to CUNY & CSI for students. The residents will not need school seats. The correct zoning will only allow 6 single family homes on the site which is economically unfeasible. Originally the site would be a shelter for the mentally ill. A lawsuit was brought to fight this. George Christo bought the building. He restored houses across from the Cargo Café. Please support this application.

Saul Porter, Northfield LDC – Spread the word, Department of Finance will be sending letters regarding the Tax Lien Sale. If you need to, set up payment plans before May 20<sup>th</sup>. Watch out for scams.

Robin Hatchett – Commercial property in my neighborhood with high-end vehicles that are very loud and shake my windows. The business is open all the time with no hours of operation posted. The cars parked everywhere and in front of a fire hydrant. This business should not be in a residential area. I've called 311. The police come and leave. I propose a rezoning of this commercial property.

Rose Uscianowski, Organizer with Transportation Alternatives – DOT expansion of the bus lanes on Victory Blvd. The final design will be made through community output. I'm excited. I'm on Victory Blvd everyday and a resident of St. George. I've experienced many problems on Victory Blvd. It will be an easier safer area for CSI students. Safety in walking, biking and getting around safer.

Leo Heinert, Professional Skateboarder from Staten Island – New Skate park on Staten Island, we only have two and Brooklyn has 27, Bronx has 10. We need one in St. George. Olympics is coming up with qualifiers. Follow me on Skate to Elevate.

Sergey Chuprik, NYC Comptrollers' office – Please see video for transcript.

Lisa Crosby, Assemblymember Charles Fall's office – Leaving a leaflet to fill out with the community concerns. Charles Fall is always interested in what the community concerns are.

Chairman, Nicholas Siclari introduced Marie LaFrancesca to swear in our new CB1 Board Member.

Vincent Atkinson was sworn into Community Board 1 by Marie LaFrancesca of Borough President Vito Fossella's office.

Chairman, Nicholas Siclari stated that we are all non-paid workers for the City of New York. "I expect all board members to be civil to one another. Sometimes we get yelled at by the public. The one thing that brings us altogether is that we care about our community."

Secretary, Loretta Cauldwell took attendance.

Reverse roll call for the Resolution from DA Michael McMahon's office In Support of Changes to New York's Discovery Laws Proposed in Governor Hochul's Fiscal Year 2026 Executive Budget.

**Vote passes unanimously.**

**Presentation:** NYC DOT Transit Development Unit will give a presentation about existing conditions on Victory Boulevard and discuss ideas for a potential Transit and Safety Improvement Project.

DOT Commissioner, Roseann Caruana speaking about the issues on Victory Blvd with buses in traffic and to improve the bus lane. It can't be a continuous bus lane due to the narrowing of the roadway in certain areas. We need to improve it as best as possible. People in this area are not near the train. According to a survey, Staten Island has the highest level of dissatisfaction.

Transit Development – Leora Nevins, Project Manager DOT, Dustin Khuu, DOT, Elizabeth Van Der Els, MTA, Ryan Hall, MTA.

Leora Nevins – Victory Blvd. is a high ridership route with over 25,000 daily riders and 16 bus routes. Safety is important and in the past five years, there have been over 600 injuries, motor vehicle, cyclists, pedestrian, etc. The existing bus lane has been there since 1963 from Bay Street to Forest Avenue, alternating going North & South at different times. There were improvements made in 2020 & 2016. One of the issues is parking on the bus lane at the times where the lane needs to be vacant. Roadway narrows and expands, narrows and expands throughout. There are certain sections of the roadway that have more than 15 injuries (slide 7 of handout). Average speed is 12-13 mph and other areas on that roadway are 7-8 mph. We want this to increase. 48% bus riders and 52% car riders. Improvements to bus stops include filling in concrete, leaning bars and benches. Pedestrian safety, rubber speed bumps, islands, curb extensions. Parking tools such as meters, truck loading zones. Camera enforcement on corridor and improved signal cycles.

There is no proposal or design at present. We will gather feedback from the community. We will do this in a couple of months.

Q&A – Mention was made that the area by the Staten Island Mall was a priority situation. Carrying packages over 6 lanes of road.

Fran Reali, businesswoman on Victory Blvd. said to ask the people driving their cars on Victory Blvd those parking on side streets (in front of houses for 8 hours) to catch the bus and the store owners.

Maybe there is a piece of land to put a park & ride. Commissioner Caruana said they will look at the hours in order not to impede the businesses.

Someone said bus stops are invisible with no seating or overhang for bad weather and bus lanes are blocked near schools with drop-offs and pick-ups.

Question: Tatiana Arguello asked the MTA about more buses? Answer: DOT & MTA will work closely on that.

A St. George resident mentioned more crosswalks. Commissioner Caruana said she would look into that but should have crosswalks only by traffic controls.

Roseann Caruana said there are cameras on the buses taking pictures of your license plates. 16 bus routes, S46, S48, S61, S62, S66, S91, S92, S93, S96, S98, SIM3, SIM3-C, SIM30, SIM32, SIM33, SIM34.

Is the MTA committed to more buses. MTA Rep said they will be analyzing ways for improvement. DOT will work closely with the MTA on that.

Officers' Reports in the packet.

**First Vice-Chairman, Anthony Cosentino** – No report.

**Second Vice-Chairman, Timothy Forsyth** – No report.

**Third Vice-Chairman, Friday Ogbewele** - No report.

**Secretary, Loretta Cauldwell** – No report.

**Treasurer, Sunny Jain** – Report in the packet.

**Chairman, Nicholas Siclari**

**District Manager, Joan Cusack**

Functional Committee Reports:

**Land Use, George Turner** – **59 Sherman Avenue** (corner of Sherman and Fort Place). Proposal for a two-family building construction. **Special Hillside Preservation District** application seeking City Planning Commission authorizations.

The land use committee endorsed this application since it's pretty straight forward.

**Motion to accept application:** Vote: 24 Yes, 1 Abstention.

**78 Fort Place** - John Guzzo said a small unit might be perfect for seniors. Look at it with a "broad brush". The North Shore needs it. Maybe some compromise.

Timothy Forsyth said this is a positive thing.

Claudette Duff - There is a need for housing for seniors. They can't afford 2-3 bedroom houses.

Fran Reali said these units can't only have 55 & over which is discriminatory so a student can take an apartment also. How does it compare to housing in Brielle for example? Phil Rampulla said the square footage is 368 sq. Feet. Fran said it is sad to squeeze our seniors into a small apartment like this but knows there is a need for housing.

Motion to approve the application. Vote: Yes 13, No 13. Motion failed. No vote.

John Guzzo asked for a motion to send a letter about conduct during a board meeting. Behavior unacceptable. Motion passes unanimously.

**Waterfront, Joe Ahlstrom** – Met with Captain Garvey, Chief Operating Officer of the Staten Island Ferry. Concessions, we have 5 stores at Whitehall Terminal and 5 in St. George Terminal. Three of the five spots are filled handled by EDC. Problem with the ramp at Slip 1 in Whitehall Terminal. He can only use American steel which is on a delay but now the slip is fully functional. Talked about the NYC Ferry going to 69th Street in Brooklyn. Studying traffic in the harbor especially with the SI Ferry. Dunkin Donuts will be on the ferry as well as a beer vendor. Bay Street Landing and the Accolades - problems with emergency access. They will look into it and allow people to pass through. Crews will not confront unruly passengers Any problems with another person on the ferry, you must talk to a police officer. QR code in the St. George Terminal. Need your ideas especially for the Brooklyn Ferry. US Coast Guard Rescue Helicopter that saved the two people who turned over in the boat. The helicopter came from Atlantic City. Looking for a helicopter in a closer vicinity like Floyd Bennett Field.

**Public Services, Sunny Jain** – Composting is mandatory starting April 1st. There will be fines.

**Youth Services, Katheleen Coen & Mohan Radhakrishna** – Minutes in the packet.

**Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth** – Guidelines for Cannabis Applications. Back in May 2024 we unanimously approved it and that will be our official document. It's in the packet and these laws are enforceable.

**Budget & Finance, Anthony Cosentino** – Statement of District Needs every year. Reverse roll call for the letter in the packet. Passes unanimously.

**Parliamentarian, Catherine Schiavone** – No report.

**Anthony Scutari - Bread of Life.** Dates are April 11th, Blessed Sacrament, 7:30 AM. The trucks meet and deliver in Brooklyn and Staten Island (27 locations). April 12th, Farrell High School. Starting something in New Jersey. High School and Grammar School kids are there. We get 150 electricians, Nick Siclari comes. The sad thing is that we still have to do it. People in Brooklyn know the trucks are coming and actually chase the trucks.

**Transportation, Joseph Bird** – Minutes in the packet.

**Small Business & Non-Profit**, - Meeting April 17th, in person.

**Labor, Robert Holst** –



**Parks & Recreation, Anthony Cosentino** – Walker Park will be at our April Parks meeting as a joint meeting with West Brighton Area Committee.

**Cultural Affairs - Anthony Sgarlato** – Minutes in the packet. The site has been updated on the CB1 Website. If I missed anything, please let me know. There are about 30 Cultural sites. It will bring you to the sites schedule events. Please share the link and promote it.

**Health and Human Services, Fran Reali** –

**West Brighton/Randall Manor, Anthony Cosentino** – No meeting. Last meeting we had a Cannabis applicant for 755 Forest Avenue. I used the guidelines and it was very effective. This owner gave up and is looking at a place in Brooklyn.

**New Brighton/St. George/Tompkinsville, Claudette Duff** – Report in the packet.

**Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Timothy Forsyth**: No meeting or minutes. Meeting on April 10<sup>th</sup> in person.

**Rosebank/Shore Acres, John Guzzo** – Minutes in packet.

**Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner** – No quorum, no report.

**Stapleton/Clifton/Concord, Peter Lisi**- We meet the third Thursday of the month at the Stapleton Library and on Zoom. One committee member wasn't coming to the meetings so we took them off the committee. We have to make quorums. All other committees should go through their members and do the same. A resident came to our meeting and is fed up with the addiction problems and wants Staten Island to get acknowledge the drug abuse and addiction issues. We will have a letter in next months packet. We will ask for a vote. Concerns with DOB inspections and a backlog. Shouldn't wait too long for an inspection or permit. Olympia Blvd (not in our area) needs to be fixed. We are going to make a map of our area of Stapleton/Clifton/Concord/Park Hill of all vacant properties owned by city, state and federal agencies and try to get something moving. Stapleton Library has a lot of events please check it out. Support your local libraries and make sure they thrive. Community board work is thankless, pay-less with a lot of emotion. If you're a resident or board member, stick to the issue at hand. Try not to attack anyone personally. Go after the problem. We need respect but with people's concerns also. Solve problems without making enemies of each other. We are a "community". Women's History Month. 1911 we had International Women's Day. It was hard to push forward with oppression. What if Amelia Earhart didn't fly solo across the Atlantic Ocean? What if Harriet Tubman didn't run the underground railroad? What if Susan B. Anthony stopped trying? What if Rosa Parks didn't board that bus? If there's a woman in your life that never gives up, thank her.

**Old Business** – None

**New Business** – None

**Meeting Adjourned – 8:26 PM**

# **New Brighton/St. George/ Tompkinsville Area Committee Meeting Minutes**

**TUESDAY, March 18, 2025, 6:30 PM**

## **CB1 Attendance:**

Joan Cusack – District Manager

## **Board members:**

Claudette Duff, Christopher Campbell, Linda Juarbe, Steven Williams,

## **Voting Non-Board Members:**

Eileen Harrington, John Luisi, Lisa Barbieri, Lindy Peter Crescitelli, RV Augusty.

## **Guests:**

John Galarza, Ronald Woody, Heather Butts, Marlisa Clauette Wise, Adrian Wysocki, Nicole Brooks, Principal Bowen (McKee HS), Burbano, C.O. Jackson, D.I. Eric Waldheim 120 PCT, Duane Conner, Gio Barton (Human Rights), Gregory Jaenicke, Joanna Falken Hainer, Juan "Cito" Davila, Peter, Tammy Hardwood, Jennifer.

**Excused:** None

## **Presentations**

Nicole Brooks, NYC Parks – Lt. Lia Playground, 49 Belmont Place, 10301 – Public Restroom Construction

A second story will be added to the existing structure for utilities such as the hot water heater. Standard materials will be used such as iron and bricks. There will be plenty of lighting throughout the park and around the bathroom structure.

The length of time in which the park and the bathroom will be open & closed was a concern, not only during the week but weekends as well.

The playground itself will be constructed before the bathroom.

ADA compliance includes the elimination of all obstacles. There will be an ADA compliant water fountain.

Some safety concerns regarding kids going onto the roof - high school kids.

Principal Bowen of McKee High School voiced concerns that kids will be looking to hide in the bathroom. Can the 120-handle overseeing the park and bathroom and will Park Enforcement be helping as well.

It was suggested that high school kids should be included in the process somehow, possibly watching a video presentation.

There will be no surveillance cameras in the park.

The committee voted unanimously to recommend to the full board an APPROVAL LETTER once CB1's questions are addressed. Also to include the Land Use Committee on future communications.

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Rafet Awad, Lieutenant, Staten Island Community Affairs Section – The Five Borough Bike Tour & Closed Streets Issues Follow-up. He was unable to attend.

**Liquor Licenses Invite & Attending:** None

**Cannabis applications:** None

**Old Business:** The Five Borough Bike Tour and streets being closed off Issues. Lt. Rafet Awad promised to assess the problem and get back to us.

Problems at the Tompkinsville Train Station Ramp, drug paraphernalia and drug use, needles, the homeless, broken glass, feces and urine being some of the many issues.

**New Business:** None

### **Announcements:**

**SGCA General Meeting**

**Wednesday, March 19, 2025, 6:30pm**

**at the St. George Theater.**

**Spring 2025 - Registration is Open! College of Staten Office of Community Educational Engagement Click on link below**

<https://www.csi.cuny.edu/about-csi/president-leadership/administration/office-vp-economic-development-and-community-partnerships/office-community-educational-engagement/options-program-mature-learners>

**New York Road Runner 2025 Schedule - Click on link below**

<https://www.nyrr.org/fullraceyearindex?year=2025>

**The New Fair Fares income limits per household size - Click on link below**

[https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsyxHmMn8DU3R1CKvxxFnulils-sKGy4\\_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R\\_LAQcVRtI2hASzCCAZ2hXiH2PWm7YelDo\\_gC3tVmF8wimb0LQ40\\_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh\\_P7jf71VtU-9YQVwVZC3S\\_LJ8Q==&ch=evN3JHWbIkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs\\_5V-Mw==](https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsyxHmMn8DU3R1CKvxxFnulils-sKGy4_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R_LAQcVRtI2hASzCCAZ2hXiH2PWm7YelDo_gC3tVmF8wimb0LQ40_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh_P7jf71VtU-9YQVwVZC3S_LJ8Q==&ch=evN3JHWbIkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs_5V-Mw==)

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NEXT LOCAL AREA COMMITTEE MEETING: April 15th, 2025

NEXT COMMUNITY BOARD #1 MEETING: April 8<sup>th</sup>, 2025, LOCATION: St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island NY 10310.

Claudette Duff

Area Committee Chair

New Brighton/St. George/Tompkinsville Area Committee Meeting, Tuesday, March 18<sup>th</sup>

## **MOTION TO SEND A LETTER TO PARKS**

Nicole Brooks, NYC Parks – Lt. Lia Playground, 49 Belmont Place, 10301 – Public Restroom Construction

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Principal Bowen of McKee High School voiced concerns that kids will be looking to hide in the bathroom. Can the 120-handle overseeing the park and bathroom and will Park Enforcement be helping as well.

It was suggested that high school kids should be included in the process somehow, possibly watching a video presentation.

There will be no surveillance cameras in the park.

**The committee voted unanimously to recommend to the full board an APPROVAL LETTER once CB1's questions are addressed. Also to include the Land Use Committee on future communications.**

## **CB1 West Brighton/Randall Manor Area Committee Meeting**

March 18, 2025, 6:30 PM – Virtual/Zoom

### **Board Members**

Anthony Cosentino, Chair  
Nicholas Siclari, CB1 Chair ex  
Vincent Atkinson  
Doreen Berksteiner  
Allison Brown ab  
Loretta Cauldwell  
Andre Ciprut ab  
Katheleen Coen  
Robert Holst  
Joshua Renta ab  
Anthony Scutari  
Catherine Schiavone ex  
Sean Sheil

### **Board Office**

Linda Maffeo, Community Coordinator

### **Voting Non-Board Member**

Neil Anastasio

**Guests:** Jose Montoya, Laura McCarthy, Pam Minkoff

### **Liquor Licenses:**

Kings Arms, 500 Forest Avenue, 10310, Liquor License Renewal, Approval letter to SLA passes unanimously.

Jose Montoya of The Chandelier Room, 1112 Forest Avenue, 10310 New Liquor License Application and Temporary Retail Permit.

Motion: Approval Letter to the SLA, 8 yes, unanimously after receiving C of O from Isabel.

- Had a previous venue with kids parties w/o alcohol
- No live bands, only DJ.
- Hours mostly on weekends from 1PM – 11PM.
- Good friends with the neighborhood
- Valet Parking – No Parking in the Church parking lot
- Doorman/Bouncer

Adjourned 7:10 PM

**Rosebank Meeting, Tuesday, March 18, 2025 at 6:30PM – CB1 Board Office, 1  
Edgewater Plaza, Room 217**

**Start: 6:40 PM**

**Attendance**

**Members**

John Guzzo, Chair  
Christopher Corbo ab  
Alina Nevradakis, ab  
Cindy Salzillo, ab  
Anthony Sgarlato

**Non-Board Voting Members**

Mike Cataldo  
Charlie Olson

**Guests**

Ludmila Kovalenko  
Monek Blaszczyk  
Tomasz Blaszczyk  
Peter DiMiceli, Protect Our Children

Pledge of Allegiance

Peter DiMiceli, Discussion on child abuse.  
Protect Our Children, New York, NY.

Meeting Adjourn, 7:10 PM

## Staten Island CB 1 Youth Services Committee Meeting Minutes, March 26, 2025

The meeting began at 5:30 via Zoom. Present were Anthony Cosentino, Radhakrishna Mohan , Agnes McBeth, Nigel Wyatte, Charles Roland, Joan Cusick and Katheleen Coen.

Agnes McBeth, of the Staten Island District Attorney's Office, stated the DA is very concerned about the quality of life on Staten Island. The DA strives to achieve this goal by providing several programs that will engage youth in a positive manner. Among these are the Stand Up to Bullying Program (which is accomplished through art and essays), hosting a series of Parent and Safety Programs (which familiarize students and parents with the dangers of drugs, social media, vaping and animal cruelty) and hosting school field trips to the DA's Office.

Ms. McBeth concluded by saying , "If you can think of it, we will do it."

Nigel Wyatte from the NY Center for Interpersonal Development spoke next. He discussed efforts by the NYCID to reach children in public schools when the DOE cannot intervene. Among the efforts of the NYCID are working to provide washers and dryers in schools, as well as laundry detergent supplies. Mr. Wyatte expressed concern about chronic absenteeism, which is a significant contributor to lower math and reading scores, made considerably worse during and after the Covid lockdown.

The NYCID also supports MY BROTHER'S KEEPER program. MBK is a mentorship program to teach young people about chivalry, financial literacy, interviewing skills and public speaking.

The meeting adjourned at 6:30.

Respectfully submitted,

Kate Coen



## **Stapleton/Clifton/Concord/Park Hill Area Committee Meeting Minutes**

Thursday, March 20, 2025, 6:30 PM, Hybrid Meeting at the Stapleton Library  
132 Canal Street and Virtual on Zoom

Meeting called to order at 6:35pm.

Introductions of Attendees:

List of attendees on file

Liquor License Applications:

**La Casa Molcajete:** Request to change the method of operations to change the hours of operation to Friday, Saturday, Sunday to open until 2am (Full hours 12pm to 2am), and Monday to Thursday open to 12am.

Motion on the floor to approve change. APPROVED

([aarelis832@gmail.com](mailto:aarelis832@gmail.com), (646) 833-5170. Alt number Daughter (translator) Alexandra Ruiz [AlexandraRuiz.ar@gmail.com](mailto:AlexandraRuiz.ar@gmail.com) (929) 240-8038)

**Full Circle Wellness:** Ammgw Inc. dba Full Circle Wellness, Anna Maria Mendez. Committee to provide letter of support for a drug use and mental wellness program. Motion to approve letter. APPROVED

NOTIFICATION:

NYC Department of Design and Construction is giving a notification of replacement of distribution water main. Anticipated start Spring 2025 and completion December 2026. Work hours 7am-4pm Monday to Friday, and 8am- 5pm on Saturday. Infrastructure is old and needs replacement. Project will also update the Fire Hydrants, replacing lead water lines. New Lane, between Bay Street and Scarborough.

Open Agenda Item:

The area committee DEMANDS NYC Department of Design and Construction to immediately address the hazardous water build-up condition on the corner of Bay Street & Prospect Street and on Bay Street, between Canal Street & Union Place.

This request is part of the Statement of Needs Capital Budget for Stapleton. We request an update on why it was not completed. The lack of action on this matter is concerning; the following hazardous conditions have not been addressed.

- Extreme flooding that occurs during rainstorms creating hazards for store fronts and property owners

- Hazards to walking (freezing in the winter)

- Hardship in boarding the buses

- Multiple slip and fall lawsuits against the

DDC, MTA, DOT, DEP and the city of New York.

If the committee does not see this matter being addressed, we will have no choice but to hold a press conference with the media to escalate the attention to this matter that the city chooses not to correct.

NYC Dept of Education & School Construction Authority Update:

The Hungerford School on the corner of Vanderbilt and Tompkins update. The school was demolished due to extensive violations. A new school must be built at that location.

**New Business:**

**REINSTATE NYC FORGIVENESS FINES AMNESTY PROGRAM**

City of New York previously offered an amnesty program that allows participants to resolve violations received from various City agencies, including the Department of Finance, Department of Buildings, Department of Sanitation, Department of Transportation, Fire Department, Landmarks Preservation Commission, Parks Department and ect. The program reduced judgments and fines imposed on property owners. The program was managed by the Department of Finance and expired December 12, 2016.

**We recommend that the City of New York reinstate a former program of forgiving penalties on unpaid property taxes and unpaid violations. To help property and business owners, the City has extravagantly overcharged property taxes, both residential and commercial, including fines, penalties and late fees. The city should create a system to lessen the burden on homeowners, thereby reducing foreclosures, resulting in less damage to people's livelihood.**

Meeting Adjourned at 7:38pm

**MOTION TO APPROVE LETTER:**

03/20/2025

Ammgw Inc.  
dba Full Circle Wellness  
Anna Maria Mendez  
191 Olympia Blvd  
Staten Island, NY 10305

Dear Anna Maria Mendez,

This letter serves to acknowledge your presentation to the Stapleton, Clifton, Concord, Park Hill Area committee of Community Board 1 on March 20, 2025 concerning notification for intent of an out-patient substance use disorder program on Staten Island. Our area committee acknowledges the drug epidemic problem that our neighborhood encounters on a daily basis.

We believe that there is a significant acceptance that recovery programs are needed in our community and indeed throughout the City of New York.

We wish Anna Maria the best of luck with her endeavor and are proud to support a program that addresses the drug and mental health problems in our community.

Sincerely,

Stapleton, Clifton, Concord, Park Hill  
Area committee of Community Board 1

## TRANSPORTATION COMMITTEE MINUTES:

The committee met on February 27th via Zoom. Key updates included:

MTA: Over 1.5 million reduced fare OMNY cards have been distributed. Fair Fares is expanding to OMNY. The MTA addressing student fare card changes, E-ZPass overcharges, and OMNY issues raised by residents, including fare capping on express buses.

DOT: The committee followed up on safety requests at Milford Dr/Endor Ave, Bard Ave/Forest Ave, and near PS 57. DOT is reviewing feasibility studies for pedestrian improvements including crosswalks and stop signs. A new tracking system will be implemented to ensure follow-ups on unresolved DOT issues.

Public Comments: Residents requested improved MetroCard access in Port Richmond and Stapleton, a North Shore Park & Ride, and raised concerns about fare evasion on the S40 route.

There was no meeting in March due to the holiday schedule, the next meeting is scheduled for April 24th where we will have follow-ups on the above topics along with a discussion about traffic studies for Metropolitan Ave."