

**CB#1 FULL BOARD MEETING AGENDA**  
**MONDAY, December 9th 2025 – 6:30 P.M.**

**In Person – St. Mary's Episcopal Church, 347 Davis Avenue**

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

**Speaker: Assemblyman, Sam Pirozzolo**

**PUBLIC SESSION:** Makeda Campbell, Agnes McBeth

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Catherine Schiavone
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell
- Treasurer, Sunny Jain
- Chairman, Nicholas Siclari
- Parliamentarian, Catherine Schiavone
- Sergeant at Arms, John Guzzo
- District Manager, Joan Cusack

**FUNCTIONAL COMMITTEE REPORTS**

- Land Use, George Turner - 37-59 Hamilton Avenue & EDC Empire Outlets/The Wheel (no vote)
- Waterfront, Joseph Ahlstrom
- Public Services, Sunny Jain
- Youth Services, Kathleen Coen & Mohan Radhakrishna
- Rules & Legislative Affairs, Anthony Cosentino
- Budget & Finance, Anthony Cosentino
- Transportation – Catherine Schiavone
- Small Business & Non-Profit Committee, Christopher Campbell

**AD HOC COMMITTEE**

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

**AREA COMMITTEE REPORTS**

- New Brighton/St. George/Tompkinsville, Claudette Duff
- West Brighton, Randall Manor, Anthony Cosentino & Katherine Coen (Co-Chair)
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Joe Ahlstrom
- 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 Minutes**

**Tuesday, December 2, 2025, 6:30PM**

**Virtual/Zoom**

### **Members**

George Turner, AIA, Chair  
Nicholas Siclari, Chairman CB1  
Loretta Cauldwell  
Andre Ciprut  
Katheleen Coen  
Anthony Cosentino  
Christine DeHart ex  
John Guzzo ab  
Robert Holst  
Lillian Lagazzo  
Peter Lisi ab  
Friday Ogbewe  
Fran Reali ab  
Tatiana Sabatelli  
Anthony Sgarlato

### **Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

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

Lisa I. Barbieri  
Lindy Peter Crescitelli  
Phil Farinacci  
Charlies Olson

### **Guests:**

Marie LaFrancesca, BP Vito Fossella's office, Diana Switaj, Judah Asimov, JR Reed, Charlie Townsley & Ben Kuhn – NYCEDC, Justin Rivera, Armand Quadrini AIA, Emanuel Kokinakis, John, Steven Williams, Lauren George, Diane Duberstein, Tucker Franz, Mimi Harwood, Deidre Carson, Michael Harwood, Catholic Charities of SI, Rosemarie M., Karen, Joe Pozzolano, Barbara Wood, William Stein, John Kilcullen, S. Scalcagno, Pam Silvestri, Noah McClain, Michael Zoltan, Giomelly Barton, Ben Kuhn, Omar Dressi, William Stein, Jess Gorman, R. Chorpas, Sara Hertog, Jake M., Michael Dine, JR Reed, Rosemarie Martinez, Elena Arena, Emily Paine, Raina Wong, Jacqueline Eisenberg, Bill Robertson, Lorri Senk, J. Meyers, Danforth Prince.

### ***Start Time: 6:35 PM***

**Marie LaFrancesca, BP's office** - The Borough President, Vito Fossella is adamantly opposed to the Hamilton Avenue Project. This is a single block where the previously application is right there as is the proposed school site. We've gone from two vacant homes and a lot and now there are six houses. This means nine families where there will be a 14-story apartment building and this one will be 18 stories with very needed parking spaces. This is too much in one specific area. You need to know what is going on in an area before these proposals. 369 families where there used to be 6 families? The infrastructure can't absorb that many families. Thank you.

### **Presentations**

1. 37-59 Hamilton Avenue, 10301  
(N 250318 ZMR, N 250320 ZRR) Rezoning from R6 and R7-3/C2-4 in the Special Hillside Preservation District to R7-3 in the Special St. George District to facilitate a new 18 story, 324,034 gsf of residential, 369 DUs (111 under MIH) residential development, including 7,700 sf community use, 3,880 sf of open space, 1,250 sf of commercial, and 146+ parking spaces located at 37-59 Hamilton Avenue and 199-206 St. Marks Place (Block 13, Lots 1, 6, p/o 116, 119, 121, 123, 124, 127) within the St. George and SHPD Districts.

**Motion: To Deny the Application.**

**Vote: 13 yes, 1 No.**

Lauren George of C&V Consulting introduced Michael Zoltan of Land Use Consul - Introduced William Robertson, one of three partners in the project who is a homeowner at 41 Hamilton Avenue which is part of this project. Deirdre Carson, Attorney - 18 story mixed use building. 369 units with 70% market rate, 30% affordable housing, Mix of studios, 1 bedroom, 2 bedroom, 3 bedroom. Net area 425-1000. 1250 sq. ft. ground floor retail space, 7,000 sq. Ft. Community facility space, 3,880 sf of open space, & 146 parking spaces.

St. Mark's Place setback 10 feet and on Hamilton Avenue, setback 6 feet. Amenity areas in the back.

Armand Quadrini - Interaction with city planning. River North, Castleton Park, is where our 18-story building is. Gathering space, indoor sports courts, cafe and co-working space, food-delivery cold storage.

Emanuel Kokinakis - All electric, geothermal energy source, no gas stoves. Solar panels on rooftops. Site water management plan.

Comment - This has not come before the St. George civic. This project has no ownership opportunities and a stake. Site is too dense. Trying to create an area like Jersey City. They need ambiance. They have restaurants, etc. We need to change the atmosphere of the neighborhood to draw young people.

Comment - The density of the neighborhood brings more amenities. This is what young people want. We are transit-oriented.

Q - Will the MTA increase the bus frequency?

A - We can't speak for the MTA.

Comment - Down the hill River North is talking about 800 units and 2,500 units at the Wheel Site in addition to the courthouse going up down there. This is too much density in one location. Brooklyn Bridge Park, the developers were required to contribute to having not just public access on their spot so they are contributing further to the community.

A - Are you using public money and tax credits from the city and/or state?

Labor protections for the workers building it, project labor agreement?

Workers who will staff the building after its open.

A - - Targeting real estate tax abatement. Building workers receiving prevailing wages. We do use union for trades but not for the project overall.

Q - said you mentioned you've built many developments throughout the five boroughs. How many on Staten Island? How many boroughs have you built in?

A - This will be our first on Staten Island. We have built in 4 of the 5 boroughs.

Infusion of all these families, where will these children go to school? Proposed high school would go in, what about elementary and intermediate schools?

With the 146 parking spots, we know the ferry is there for work in Manhattan but what about grocery shopping, mall, etc. Bus services are lacking. SIRT is the only train. More parking spaces?

The Topo division did an analysis approximately 80% of households own at least one car. Most have two cars.

A - We can adapt to absorb the demand. We are looking at Zipcars.

Comment - we are a car-oriented borough on Staten Island. Zipcars will not work like other boroughs.

Comment - High density area with the wheel and outlet site. Corner of Hamilton and Richmond Terrace a new 10-story family courthouse will be built there with no

parking. Across the way is Project Hospitality with issues there. Hamilton and Stuyvesant have problems there and are looking for a remedy.

198-208 Richmond Terrace came to us with a 14-story building with 4 parking spaces. This is a beautiful Manhattan building. Sewer, water mains, school seats? A mini-city to be built with no infrastructure. Destroying older homes and character. The 1905 house will not be there anymore.

Q - No drive streets?

A - Emmanuel Kokinakis said the narrow street is not of concern. We are setting the building back 15 feet from the property line. The sidewalk is 5 feet wide. The sides of the building are 8 stories, 6 stories and 3 stories. The largest are set back even further.

Q - the new school seat rule will be changing with the classroom size. Did you use the new classroom size or current classroom size?

A - We do not have the environmental people on this call. I don't think it was included in the analysis. 35% of the units will be 2-3 bedrooms. Those would be the ones with children perhaps. 130 children at various ages. Our standard analysis was probably February 2024.

In Committee:

Comment - They spent a lot of time with design and working with City Planning. They missed the boat with working with Borough Hall and accepting the Civics invitation. We are excited with some of the space becoming activated but we need to look at infrastructure. We need all these answers ahead of time. If this was done differently, this Public Hearing would be a lot shorter with specifics. This is the way these things should be done. The community should be involved at the ground level.

Comment - Overcapacity, emergency vehicles must get through. This is a nice project but not for this neighborhood.

Comment - Tax breaks, abatements, There needs to be protections for the workers that build that building. We see what is happening and we can draw a line in the sand. We can raise the standards for human beings that labor in our community. We can and should ask for that.

A - We do in our recommendations that these considerations be included. I don't know how to legislate that.

Comment - We are advisory but we can put at least that much in. Somebody will see we care and think about it.

A - We put in local hiring before.

Motion to call the question from Nick Siclari, Tony Cosentino seconded.

Motion to deny the application.

Comment - the developer should speak to the Borough President and work something. A lot of density coming to St. George and whether it all gets built or not we don't know. Looks like the main issue is the congestion due to parking. If that can get resolved, then maybe better support from the community. Increase the parking requirement. This is a Manhattan-type of building. I don't agree that it is not appropriate for Staten Island. This is a type of building that is now coming here. If you want things to stay the same, it will not be a neighborhood. If the density comes in, that will bring the services like restaurants and stores. We do not have the transportation infrastructure on the island to mitigate these things. Until that changes, we will always have the same question on the table.

Comment - Recommend that they respect the Civic particularly St. George civic. Appreciate input from the community rather than bypassing the borough president and civic. What happens there effects the whole island not just Community Board 1 but other community boards.

Comment - We opened Lighthouse Point Museum and 5 Wall Street to entice renters. We go back to needing ownership with young people having a stake in the community.

Comment - This is not the type of building that will be set up for families.

2. Diana Switaj, Judah Asimov, JR Reed, Charlie Townsley & Ben Kuhn - NYCEDC – Future of the former NY Wheel site and Empire Outlets.  
**Informational - No Vote.**

## **EDC The Wheel and Empire Outlets**

Diana Switaj, Vice President Government and Communications Department for Informational and discussion. We are having an inaugural ferry ride for the Staten Island - Brooklyn Connection. Partnering with the New Brighton and St. George civic and anyone who would like to join starting at 9:30AM.

We are usually at the Full Board meetings to talk about our action plan progress. We were able to cast a vision report. It is available online. It captures all the feedback we have connected. Still in the early phases of the process.

Judah Asimov - Vice President in the Neighborhood Strategies.  
Colleague JR Reed - Started the planning process in June 2025. Talked to over 1,000 people. Over 300 responses to our survey. Focused on engaging youth on their perspectives. (For timeline please see presentation slides).

Feedback Focus was on:

Need for mixed use buildings - Housing with shops, community spaces, waterfront, etc. Housing for Staten Island with a range of income levels.

Waterfront amenities. - Open lawns for recreation, skate parks, open and flexible and serve all ages.

Spaces for different cultural offerings. Live music, movies, visual arts. Make it more enticing to stay on the island.

This site needs stores that serve the residents. Full service grocery store, bars, cafes, banks, daycare centers.

Infrastructure. Safer connections.

Judah Asimov - North Shore Action Plan and the next Chapter. The North Shore Action Plan launched about 2 years ago. (See presentation slides). The 2 mile long open space component is the centerpiece of the Action Plan.

New infrastructure and improved roadways. Completion of the first phase of Lighthouse Pointe.

The Ferry Connection to Brooklyn.

On November 19th, NYCEDC with Councilmember Hanks and BP Fossella and Deputy Mayor Corrion announced the new vision for the Empire Outlets. A mix-use building with 2,500 new homes. Expanded public open space and neighborhood serving retail and cultural space.

Projected Timeline 2025-2030 (see presentation slides).

No plan for a large scale moving everyone out of the EO. One on one basis for the individual leases.

Comment - Mix-use venues, Manhattan has a city winery with live entertainment, etc. Catering Hall or occasion hall with the skyline as a backdrop can be positive. Theater with live acts and media stuff.

A - Judah Asimov said we have heard those suggestions.

Q - What would the 2,500 units look like?

Comment - The EO were doomed to fail. EDC has promised us for over a decade with all the beautiful landmark buildings which are not being restored and nothing is going on. The waterfront along Bank Street is completely inaccessible to the community. If you want to attract tenants we need more open space. The work being done towards Urby will take a while. Nothing is happening.

A - We are working to restore access on Bank Street.

Comment - Hoboken NJ which has beautiful views. The EO cut our views that we had. The Wheel area used to have a park for kids and that has not been replaced. The 911 Memorial is vandalized with no gardens around. Need to make that more accessible for people. The majority of the EO buildings are empty.

Comment - We have the SI Shakespearean theater etc.

Comment - The waterfront is gone. I can see it looking through a gate. It's all about making money.

Q - Can they move the police cars off the street for more accessibility for parking. Tech schools for the EO area. EDC can be helping the community. There are solutions in front of us that are not being done.

A - They worked with the BP's office and the 120th Precinct, they have the option to park in that garage. We opened up spaces on the street. We are trying to solve problems in the interim of the project.

George Turner motion to end the meeting and Phil Farinacci seconded.

Meeting adjourned at 8:23PM



**Community Board 1 Full Board Meeting, Monday, November 10, 2025 – 6:30 P.M. – St. Mary's Episcopal Church, 347 Davis Avenue**

**Nicholas Siclari, Chairman**

**Meeting started at 6:30 PM**

**Members**

Joe Ahlstrom  
Michelle Akyempong ab  
Vincent Atkinson  
Dora Berksteiner ab  
Doreen Berksteiner ab  
Dolores A. Brennan-Pritchard  
Allison Brown ab  
Telee Brown ab  
Christopher Campbell  
Loretta Cauldwell  
Andre Ciprut ab  
Katheleen Coen  
Christopher Corbo ab  
Anthony Cosentino  
Christine DeHart  
Michael DiBartolo  
Claudette Duff  
Salvatore Fabozzi ab  
Samir Farag ab  
Selina Grey  
John Guzzo  
Robert Holst ex  
Anthony Illardi ab  
Sunny Jain ex  
Linda Juarbe  
Lillian Lagazzo  
Matthew Lesieur  
Peter Lisi  
Mohan Radhakrishna  
Friday Ogbewe  
Francine Reali  
Joshua Renta ex  
Tatiana Sabatelli ex  
Cindy Salzillo  
Catherine Schiavone ex  
Anthony Scutari  
Anthony Sgarlato  
Sean Sheil  
Nicholas Siclari  
George Turner  
Steven Williams

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Guests:**

Marie LaFrancesca, Makeda Campbell, Agnes McBeth, Jermaine Williams, Jeanne Raleigh & John Raleigh, Vanessa Renee Mical, Carol Smolenski, Rose Uscianowski, Amy Ogonada, Justin Rivera, Mario Buonviaggio, Eric Patterson, Michael Morrell, Andrew Dorman, Jack Tako, John Rinaudo (Malliotakis) Robert Gibbs, Neil Anastasio, Vanesa Limani, Selena Stratford, John Bascioso, Pam Silvestri, Omar Mohamed, Peter Rampulla, Charlie Olson, Terry Troia

Meeting called to order by Chair, Nicholas Siclari – Thank you for coming on a Monday due to Veteran's Day tomorrow.

Pledge of Allegiance – Fran Reali

Roll Call/Attendance with Quorum, Loretta Cauldwell

**Public Session -**

Makeda Campbell – Jessica Scarcella Spanton's office – Legislative Update: Governor Hochul signed the S3323A Eli Park Levitt Law Bill.

Successful Annual Veterans BBQ partnered with Senator Lanza's office.

Mobile office locations on the website.

Food pantries on the website.

Jeanne Raleigh, Resident – Intro Bill 948A Local Law 18 – To allow short-term room rentals in private single and 2-family homes.

Agnes McBeth, Community & Youth Liaison, Office of DA McMahon's office – Cash for Guns Event successful brought in 50 guns. Successful gate roll down Graffiti Event. Press conference – Fentanyl cases are down.

Prosecution. Caleb Smith, 13 years in prison for criminal controlled substance. Sold cocaine to undercover officers and had an Illegal 9 mm handgun with 13 rounds of ammunition.

Opening of another Saturday Night Light's site at Curtis High School. Staten Island now has 10 sites.

Shred event in November.

Vanessa Rene Michael, Community Engagement Coordinator - Public Health Vending Machines in Parks. Two in CB1.

Carol Smolensky – Volunteer Beyond Plastics. Support for Bill to reduce plastics.

Rose Uscianowski – Fast Ferry Service to Bay Ridge.

Amy Obonaga & Justin Rivera, City Planning Community Board 1 Liaison – Introduced himself.

Robert Gibbs, St. George Library – Book Discussions, Computer classes, Author visits, College and Career Support, Homework help and tutoring.

Terry Troia – New World Prep Charter School, 26 Sharpe Avenue. Official Opening coming soon. K-5<sup>th</sup> Grade.

Lindy Peter Crescitelli – Veteran's Day Event 11/11/25. Info on the New Brighton Civic website. North Shore Esplanade received a \$5.4 million dollar allocation. Thank you CB1 for supporting the planters. Children's Aid Goodhue Center presented before they come to Land Use.

Jermaine Williams, NYPD – 18 new officers coming to SI most working out of the 120 Precinct.

Fran Reali – Victory Blvd Merchant's Association, Quinlan Avenue and Victory Blvd. Santa for pictures.

Mario Buonviaggio – Thank you Veterans for the service to this country. Holiday Tree Lighting from Port Richmond. Three schools performing and food trucks. Bring family and friends.

Marie LaFrancesca swore in Dolores Brennan-Prichard as a new Board Member with CB1.

Chairman Nick Siclari said welcome aboard.

**Officers' Reports in the packet.**

**First Vice-Chairman, Anthony Cosentino** – Happy Thanksgiving.

**Second Vice-Chairman – Catherine Schiavone** – Excused

**Third Vice-Chairman, Friday Ogbewe** – Happy Thanksgiving.

**Secretary, Loretta Cauldwell** – Happy Thanksgiving.

**Treasurer, Sunny Jain** – Excused.

**Chairman, Nicholas Siclari** –

**Parliamentarian, Catherine Schiavone** – Excused.

**Sergeant at Arms, John Guzzo** – Happy Thanksgiving.

**District Manager, Joan Cusack** – Excused.

**Functional Committee Reports:**

**Land Use, George Turner – BSA Cal. No. 44-99-BZIV, Extension of Term previously granted variance for Automotive Service Station, 194 Brighton Avenue.**

Peter Rampulla of Rampulla Associates Architects spoke about the site.

Extension of term for a previously granted variance for a Automotive Service Station on the corner of Brighton Avenue and Sumner Place. Looking to not have term limits with the BSA moving forward. Came to CB1 in 1999 and granted a variance of 5 years. In 2005, approval for another 5 year variance. 2010 we received the application and looked for a 15-year term. Now in 2025, looking for no term limits.

No proposed changes and no violations.

CB1 can have the application reopened for a hearing and asked to show compliance. Mr. Rampulla said if the term is not extinguished, the owners have a problem with mortgage financing and puts a strain on small business.

Peter Lisi, Motion to call the question and Lindy Peter seconded.

**Motion to Approve the Application with no term limit as stated.**

**November Land Use Meeting Passes Unanimously, 13 yes, 0 no.**

**November Full Board Vote: Passes Unanimously, 25 Yes.**

**BSA Cal. No. 2025-423-BZ, 5 Wheeler Avenue (formerly 2010 Victory Blvd), Special permit for eating and drinking establishment with an accessory drive-through (McDonalds).**

Peter Rampulla - Originally filed an application with the board in 2021. June of 2022 presented to CB1 and was approved when it was for a Starbucks. Issues with requirements with the operator online busting techniques. If you go to a drive-thru station at a fast food restaurant with restaurant employees coming up to you outside to take your order at your car to expedite the process. The operator wasn't willing to do this and the application was withdrawn in November of 2024. Now 2025, the owner has found a new operator, McDonald's. The drive through comes from the rear of the property which is a better configuration than it was for Starbucks. We are containing the line for the drive through with no spillage or backups to the main streets on this corner lot. Two means of egress and ingress. One in and out from Victory Blvd. and one in and out from Wheeler Avenue. 18 proposed parking spaces with a gated trash enclosure. Residential district with a commercial overlay where the car drive through would be contained. There will be a 6 foot high vinyl fence with a retaining wall on the residential side with sound attenuation mat. The main entrance is on Wheeler Avenue. When it was Starbucks, the main entrance was Victory Blvd.

Concerns about the ingress and egress from both streets with Wheeler Avenue being a one-way street. The cost of the street widening will be the responsibility of the owner. George Turner said it will be like Clove Road and Victory Blvd which is working.

Concern about a traffic signal which Phil Rampulla said now is a 3-way signal.

Phil Rampulla said there will be a turning lane which will alleviate that problem (see diagram). At least 5 cars will be able to make that left alleviating traffic. We do not want a 24 hour operation.

Anthony Cosentino made a Motion to approve as presented and Lindy Peter Crescitelli seconded the motion.

**Motion to Approve the Application with no 24 -hour use.**

**November Land Use Meeting Vote: Passes Unanimously, 13 yes, 0 no.**

**November Full Board Meeting Vote: Passes with 23 yes, 1 no and 1 abstention.**

Chairman Nicholas Siclari said we will always support the Ferry and the new Brooklyn Ferry.

**Waterfront, Joe Ahlstrom** – I want to thank EDC and the Community Board for getting this NYC Ferry to Brooklyn, to Atlantic Avenue and Pier 11 Manhattan.

50th Anniversary of the sinking of Edmund Fitzgerald.

EDC made a presentation at the Waterfront Committee on the North Shore Esplanade. They are doing a great job. We had questions about Pier 1. We do not want that Pier shortened and they are working on that. They talked about the JFK coming in as a comedy club. We expressed our reservations for that. "EDC is with us every step of the way."

No meeting in November due to the holiday. Thank you Kate for the minutes.

Q - Boat ramp?

A - Not at this time. Also talked about a Fishing Pier and Cutting station. Right now the answer is no.

Comment - EDC is explaining projects and answering our questions.

A - EDC answered every question at our meeting. They are listening and making changes.

Comment - Pilings

A - The pilings cannot be pulled out and looks nice which is a good thing.

The Majestic Princess that is tied up at Pier 1 does not have an engine. They are paying rental to NYC Docks to use it. Unfortunately they are blocking other vessels from coming in.

**Public Services, Sunny Jain** – Excused.

**Youth Services, Katheleen Coen & Mohan Radhakrishna** – Mohan excused tonight. Kate thanked Agnes McBeth and District Attorney for expanding Saturday Night Lights which is many wonderful initiatives to "save our youth". Police officers have said when kids can't get to these facilities, police officers will pick them up in a youth services van. If they are hungry they will stop and get something for them to eat.

We had Lynn Ferrante from NAMI - National Alliance on Mental Illness. Addressed outreach for families with a bridge to resources. NAMI also has services for Veterans. We offer a respectful Veteran's Day for all Veterans and active Service people.

Chairman Nick Siclari said Kate and Mohan do a terrific job.

**Rules & Legislative Affairs, Anthony Cosentino/Catherine Schiavone** –

**Budget & Finance, Anthony Cosentino** – Anthony Cosentino - Bilaws change regarding the Parks & Recreation. It is an Ad-Hock (temporary) committee seeking to making it a full Functional Committee. Article 8/Section I. Due to current needs growing. Reverse Roll Call. Passes Unanimously.

**Transportation, Catherine Schiavone** – Excused. Chairman Nick Siclari said Catherine will chair this committee and have a meeting very soon. (Catherine had a meeting at the end of November).

**Small Business & Non-Profit**, Christopher Campbell – No meeting, no report.

**Labor, Robert Holst** –

**Parks & Recreation, Anthony Cosentino** – Joint meeting with Stapleton/Clifton/Concord on November 20th. Reviewing Sobel Court Park. Tony will be there in person. You can also go virtual.

**Cultural Affairs - Anthony Sgarlato** – Meeting next week (November 17th).

**Health and Human Services, Fran Reali** – No meeting, no report but will be talking to the General Mills people about sugar in the cereals to protect children.

**New Brighton/St. George/Tompkinsville, Claudette Duff** – My minutes didn't make it to the packet. We had a representative from the Five Borough Bike Tour, Devon DeLuca. We've had NY Roadrunners, the 120 Precinct, etc. This was a very positive meeting. We have an issue where the street is closed for the entire day, 12 hours. Ms. DeLuca agreed that cars and pedestrians need to get through. she will be meeting with the local police department to make sure this gets done.

**West Brighton/Randall Manor, Anthony Cosentino** – No meeting.

**Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Joe Ahlstrom** - Correction to the minutes. We did not approve the two Cannabis Applications. We had a tentative approval but after looking it over, these Cannabis shops are right next to each other. One is taking over Shamrock paints. They keep putting them at School Transfer sites like Clove Road and Victory Blvd. There was a Vape Shop there before, selling vapes to the underage. The Cannabis shops should be put in out of the way places.

Silver Lake & Clove Lake Park - The Clove Lake Park walking trails have been closed for over 6 months. We know there are renovations going on but you can't circle.

Q- 755 Forest Avenue Cannabis Shop opened. This one is in West Brighton.

There is one on Forest Avenue that used to be a bagel shop. I thought CB1 was strongly against that.

Chairman Nick Siclari said the area committees have to write as many pages on reasons why these Cannabis shops should not be opened. This goes for Liquor stores too. It is a money-making thing for the city. You can't just say no.

Joe Ahlstrom said we had a 1,000 people in The Staaten saying no to a homeless shelter and it was built anyway. We are advisory.

Comment: Undercover agents should be going into these Cannabis shops. There are many shops that are not legitimate.

A - They are supposed to scan your drivers' license. The DA closed the shop on Castleton. Closed three shops.

Comment: Someone has to report that these illegal shops are happening. Contact the DA's office. We only get notified if there is criminality involved. We then don't go to OCM we go after the shop owner. This board should petition OCM on how they are enforcing their own rules.

Comment - Staten Island is saturated. How many is the limit we can have. People come here from other boroughs.

Comment - The shops are making friends with the store owners around them so they do not get reported.

**Rules & Legislative:** Anthony Cosentino said we have guidelines on how dispensaries are vetted. We will have to send them out again. 755 Victory we were against due to 200 feet near a playground. Opened anyway.

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

**Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner** – No meeting. We will be meeting on Tuesday, 11/18/25.

**Stapleton/Clifton/Concord, Peter Lisi**- No meeting, no report. Next meeting November 20th will be a joint meeting with Parks. Shout out to the North Shore Action Plan. One of the biggest endeavors the City of NY is doing on Staten Island. Thank you to our BP and Councilmember. My opinion: "I want to hear our new Mayor out"

Huge water problem in front of the MTA bus stop, corner of Prospect & Bay Street to Canal & Bay Street. There are a couple of lawsuits. Linda Maffeo said she was in touch with DEP and waiting for an answer.

Tree Lighting Event and Toy Give-away in Tappan Park on December 6th.

Quote: "What I enjoy the most is sitting on a NYC street corner watching people of all races, nationalities, creeds, religion and walks of life enjoying life, liberty and their pursuit of happiness. People of all colors, shapes and sizes enjoying their best while our countries military, police and first responders protect the right to do so." Peter Lisi.

Chairman, Nicholas Siclari - Happy Veteran's Day tomorrow and Happy Thanksgiving.

**Old Business** –

**New Business** –

**Meeting Adjourned**

**Minutes-New Brighton/St. George/ Tompkinsville Committee Meeting**

**LOCAL AREA COMMITTEE MEETING**

**TUESDAY, November 17, 2025. 6:30 PM**

**Attendance:**

**CB1:**

None

**Board members:**

Claudette Duff, Lillian Lagazzo, Christopher Campbell,  
Anthony Illardi, Linda Juarbe, Tatiana Arguello, Steven W.

**Voting Non-Board Members:**

Eileen, John, Lindy Peter Crescitelli, Lisa Barbieri

**Guest:**

Kathleen Stathopoulos, Jan K, John Mulvey, Yolande

**Excused:**

Noneomised

**Presentations**

None

**liquor Licenses Renewals & New Application Invites**

Casablanca Restaurant, 155 Lafayette Avenue, 10301 – Renewal

No concerns – Unanimous approval

Shake Shack, 33 Richmond Terrace, Space 3223, 10301 – Renewal

No concerns – Unanimous approval



Café St. Mark's LLC, 430 St. Mark's Place, 10301 – New

Kathleen E. Negri Stathopoulos, Esq. was present

Great addition to the neighborhood. Recorded music. Food menu.

No concerns – Unanimous approval

Loft -?

**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.

Lighthouse Point – 4 cars with teenagers hanging out and smoking pot between 5 & 6 o'clock. Tailgating cars coming in and out. Drug use on the benches. Loud music coming from the cars. We need to make the 120 aware, possible a patrol car during that time.

**New Business:**

None

**Announcements:**

**The New Fair Fares income limits per household size**

**Click on link below**

<https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsyxHmMn8DU3R1CKvvxFnuliis->

[sKGy4\\_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R\\_LAQcVRtl2hASzCCAZ2hXiH2PWm7YelDo\\_gC3tVmF8wimb0LQ40\\_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qq=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh\\_P7jf71VtU-9YQVwVZC3S\\_LJ8Q==&ch=evN3JHWbIkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs\\_5V-Mw==](#)

---

NEXT LOCAL AREA COMMITTEE MEETING: December 16, 2025

NEXT COMMUNITY BOARD #1 MEETING December 9, 2025, LOCATION: St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island NY 10310.

Claudette Duff

Area Committee Chair

Meeting adjourned 7: 30pm

# **Community Board 1 – Area Committee Meeting Minutes**

Date: Tuesday, November 18, 2025 7pm-8pm

Location: Via Zoom

## **Members in Attendance:**

- Dora Berksteiner
- Charlene Burke
- Everett Wattley
- Selina Grey
- Nicholas Siclari

## **1. New Miyabi Asian Fusion – 1348 Forest Avenue**

Request: License renewal

Outcome: Approved

Vote: 5 in favor

## **2. Hook and Reel – 1348 Forest Avenue**

Request: License renewal

Outcome: Approved

Vote: 5 in favor

## **3. Queen Frog – 1566 Forest Avenue**

Request: New license

Outcome: Approved

Vote: 5 in favor

**Community Board 1 - Staten Island**

**(Joint Meeting)**

**Stapleton/Clifton/Concord/Park Hill Area Committee & Parks Committee Meeting Minutes**

**Thursday, November 20, 2025, 6:30 pm**

**Stapleton Library**

**132 Canal Street and Virtual on Zoom:**

**<https://us02web.zoom.us/j/85289328780>**

**Meeting ID: 852 8932 8780**

**NYC Parks Department presentation of the proposed new Sobel Court Park at 428 Vanderbilt Avenue in the Park Hill area.** New amenities in reconstruction include Adult Fitness Area, ADA Compliant Ramps, safety surfaces, Rain Garden, Seating Area with Benches & lights, Game Tables & Chairs, Spray Shower Area with Decorative Rock, Painted Line Games, Mushroom Steppers, Concrete Stepping Stones, 2-5 Year Old Play Equipment, Play House, 7' Swings & Play, Panel Fence, Decorative Rocks, new planting & trees, bike racks, trash cans, Drinking Fountain with bottle Filler.

(Open Agenda Item)

NYC DDC, DEP, MTA, DOT

Flooding problem on the corner of Bay Street & Prospect Street, in front of MTA Bus Stop.  
New sewer storm drain system on Bay Street between Prospect Street & Canal Street.

NYC Parks Dept:

Complaint about garbage & rodent problem at Johnny E. White Park at 35 Lyman Avenue & High Street. Parks Dept said they will look into it.

NYPD:

Derelict Vehicle & Trailer for more than 3 months: Black pull vehicle with white mini trailer hitched on the back parked in front of 146 Targee Street. Trailer NY plate # CD98487, Vehicle Florida plate # 679PDA

Partnership for Community Wellness

Organization that is looking to place Public Health Vending Machines (PHVMs) which are automated kiosks that dispense free health and wellness supplies that aim to reduce barriers to accessing health resources and improve public health for underserved populations. Items include naloxone, fentanyl test strips, safe sex supplies and hygiene kits.

December 2025 meeting is canceled

Meeting Adjourned

**Parks Committee Joint Meeting with Stapleton/Clifton/Concord  
Committee - Thursday, November 20<sup>th</sup>, 2025**

On Thursday November 20, 2025 NYC Parks presented the design for Sobel Court Park at a joint CB1 Stapleton/Clifton/Concord/Park Hill Area Committee and the CB1 Parks and Recreation Committee at the Stapleton Library. It was met with unanimous support.

The community was very pleased with the design for the park, The addition of water features such as the spray showers, water fountains and bottle fillers are exciting along with pathways, adult fitness as well as security lighting. This project will add so much to the Park Hill Community everyone is looking forward to this transformational design.  
Respectfully submitted,

Anthony J, Cosentino  
First Vice Chair CB1  
CB1 Parks and Recreation Committee



## Staten Island Community Board 1

1 Edgewater Plaza, Suite 217, Staten Island, NY 10305

Tel: 718.981.6900 - Fax: 718.720.1342

Chairman: Nicholas Siclari

District Manager: Joan Cusack

**To be Voted on at the CB1 Full Board Meeting on Tuesday, December 9, 2025**

December 9, 2025

Staten Island Borough Commissioner of Parks  
Joseph G. Homsey

Dear Commissioner Homsey,

Re: Sobel Court Park

On Thursday November 20, 2025, NYC Parks presented the design for Sobel Court Park at a joint CB1 Stapleton/Clifton/Concord/Park Hill Area Committee and the CB1 Parks and Recreation Committee at the Stapleton Library where it was met with unanimous support.

The community was very pleased with the design for the park. The addition of water features such as the spray showers, water fountains and bottle fillers are exciting features along with pathways, adult fitness as well as security lighting. This project will add so much to the Park Hill Community everyone is looking forward to this transformational design.

Thank you,

Respectfully submitted,

Nicholas Siclari  
CB1 Chair

Anthony Cosentino  
CB1 First Vice Chair  
CB1 Parks and Recreation Committee Chair

## **Minutes from the Cultural Affairs Committee 11/17/25**

The meeting was called to order at 7:01pm. In attendance were Christopher Campbell, Ricia Augusty and Anthony Sgarlato. The chair thanked the committee members for their continued support and attendance.

The site url was sent to members and CB1. The members reviewed the site and verified that it was up to date and accurate. The chairman stated that a counter was placed on the site and that it received only ~30 hits since spring. How to increase exposure to the site was discussed and it was decided:

- 1) The CB1 website should have a clear link to our cultural site on its website. Under resources for Cultural Affairs on the CB1 website should list it first as "CULTURAL SITES AND SCHEDULES" in caps to showcase it.
- 2) Send a message to all the CB1 alliances promoting the use and publication of our Cultural site on their sites thereby also promoting sites in each of their districts. To be presented at next CB1 meeting.
- 3) Consider resending the introductory letter to our cultural sites and Organizations requesting feedback from each site and organization about our site.

### **New Business:**

Member Ricia Augusty discussed the introduction of mural art as a cultural site. She agreed to put together a package to present to our committee and at the next CB1 meeting. It was discussed that a link to the murals be placed on the CB1 Cultural Affairs site.

There being no further business a motion to end the meeting at 7:49pm was made by Christopher Campbell and seconded by Ricia Augusty.

Respectfully submitted by,

Anthony Sgarlato M.D.

Staten Island Community Board 1  
Transportation Committee Meeting Minutes  
Tuesday, November 25, 2025  
6:30 p.m. via Zoom

Committee Members

Catherine Schiavone, Chair  
Anthony Cosentino  
Christopher Campbell  
Sean Sheil  
Kathleen Coen, abs  
Mohan Radakrishna, ab

Voting Non-Board Members

Charles Olson, abs  
Lindy Crescitelli, abs

CB1 Staff

Joan Cusack, District Manager

NYCDOT

William Deautriell

Community Members

Bruce Lauria  
John Magnuski  
Mike Matteo, Staten Island Advance  
Neil Anastasio, FRRCA

Susan Cosmai  
Lisa Ferragamo  
Rose Usanewski

There was not a quorum present, so only discussion could take place.

**1. DOT presentation of the different criteria for different traffic calming measures.**

The DOT outlined criteria for speed calming devices such as speed humps, which require chronic speeding conditions with 15% of cars exceeding 30 mph, and speed reducers like raised crosswalks that are only installed at intersections. The size of speed humps was discussed, with DOT emphasizing their standard size to effectively reduce speed. Enforcement remains a key issue related to these measures

12-week turnaround for Speed Reducers

Must consider Utility covers, driveways, grade of roadway, etc.

Raised crosswalks are intended to elevate pedestrians' crossing height.

Speed cameras and signals

Must look at pedestrian/vehicle conflict, timing, etc.

Must look at KSI (Killed or seriously injured) at location.

12-16 week turnaround

All way stop signs break up the speed momentum.

Although speed humps are a standard mold, there are older ones on the roads that were not subject to the standard mold size. Now, all are uniform in height.

**2. Metropolitan Avenue one way conversion request**

DOT explained the process for converting Metropolitan Avenue to one-way, requiring a petition and majority resident approval before committee recommendation and full board approval

If motion to request a one-way conversion study passes, a letter from CB1 goes to DOT



Excerpts were read from a letter sent in by a Metropolitan Avenue resident, Amanda Straniere. Susan Cosmai stated that there were 14 residents of Metropolitan that are in favor of a study and others in and out of the neighborhood. Lisa Ferragano also spoke on the issue.

### **3. Traffic and signal updates**

The signal at Catherine Avenue and Decker Avenue has been approved with installation expected around the New Year. A raised crosswalk at Grant Street and Van Duzer has also been approved but with an undetermined installation date.

### **4. Forest and Bard Intersection**

DOT had no updates on this.

Neil Anastasio said that the light from Bard through Forest is so short that no more than 3 or 4 cars make it through.

In turn, drivers reroute across the hill to Metropolitan, causing the traffic discussed earlier.

### **5. Port Ivory/Goethals Road North Tractor Trailer Concerns**

Trailer congestion on Goethals Rd N @ Port Liberty was addressed with enforceable signage and street markings at entrance/exit to Goethals Community and PANYNJ facility along Goethals Rd N. Working with NYPD on enforcement.

DOT stated that they meet with all the players every few weeks.

Congestion has improved. Trucks had been queuing up waiting for the port to open. The port agreed to open earlier which has reduced the problem.

Mario Buonviaggio spoke on this matter.

There was a meeting at the 121 Pct and they were complimented on their response to concerns.

Traffic agents handled a congestion situation that arose.

It was said that the PANYNJ needs to communicate better with the NYPD.

There was an influx of traffic between 11/17 -11/21 because of the upcoming holidays.

### **6. Victory Boulevard Bus Lanes**

This is currently in redesign after DOT heard the concerns of the area residents. They plan to represent a plan in the Spring.

### **7. Daylighting – Intro 1138**

Coming up for a vote in the City Council

DOT currently uses discretion and implements the treatment for physical additions and hardened daylighting.

Rose Usanewski spoke on this

Councilperson Julie Wan from Queens is the sponsor of the bill.

DOT is in talks with the Council. They are coming to a compromise.

Rose mentioned that there was a City Council study that came up with different cost estimates than DOT. She will try to send a link.

Mario Buonviaggio asked for a cost estimate for the City and the State

DOT presented a report with all expenses. May be available on their website. Can Google it.

The meeting adjourned at 7:31 p.m.

## Treasurer's Report - FY 2026 December 2025 updated 12-8-25

<u>CODE</u>	<u>ALLOCATED TO 6/30/23</u>	<u>BALANCE</u>
100 Supplies	\$1,595.00	\$ 2,002.64
101 Printing Expense	200.00	0
110 Food & Forage	1,150.00	1,013.00
117 Postage	200.00	0
199 Data Process Suppl.	0	0
300 General Equip.	0	0
314 Office Furniture	140.00	140.00
315 Office Equipment	544.00	0
332 Data Process Equip.	0	0
337 Book Subscriptions	450.00	236.00
400 Contractual Svces.	1,209.92	2,800.92
40B Communication (Paid by OTI for our telephone bills – not our budget spending money)	(3,013.00)	(3,013.00)
403 Office Services	250.00	0
412 Equipment Rental	\$3,470.00	2,027.28
451 Carfare	0	0
452 Special Event	0	0
622 Contractor	0	0
700 Chase Imprest Fund (Money for Imprest Checks only- not our budget spending money)	500.00	500.00
TOTAL:	\$9,208.92	\$6,830.84

PLEASE NOTE: EACH CODE IS TRANSFERABLE TO OTHER CODES AS LONG AS THE TOTAL ALLOCATION IS THE SAME.

SUNNY JAIN, CB1 TREASURER

ENCUMBERED FOR FY2026 CONTRACTS