

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

**TUESDAY, June 10<sup>th</sup> 2025 – 6:30 P.M.**

**In Person – St. Mary's Episcopal Church, 347 Davis Avenue** updated 5-13-25

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

Marie LaFrancesca of Borough President Vito Fossella's office will swear in new CB#1 Board Members.

**I.S. 61 Student, Sebastian Pietrangelo** – Will be presented with a Certificate of Recognition. Sebastian was Councilmember for the Day by Kamillah Hanks on Career Day. Sebastian delivered a compelling presentation focused on Community Involvement, Environmental Sustainability & Civic Responsibility for the Waterfront. The plan focuses on seeing the North Shore Waterfront restored for future generations.

**PUBLIC SESSION:** Makeda Campbell, Mike Arvanites, Cathleen Kenny, Agnes McBeth, Nicole Brooks, Theresa Tokarska, Lindy Peter Crescitelli, Christopher Dowling, Aidan Rivera, Pete Battista, Robert Olivari, Terry Troia, Neil Anastasio, Carol Buonincontri, Jorge Reyes, Jermaine Williams.

**PRESENTATION:** Steve Clohessy, Speaker (Christine Crouch-Burke), NYCEM (NYC Emergency Management) Pre-Heat Presentation.

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman,
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell – **Casting of the Ballots**
- 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 – **1252 Forest Avenue, Automotive Service Station, Special Permit & 1887 Victory Blvd. Parking Lot Accessory to commercial use.**
- Waterfront, Joseph Ahlstrom
- Public Services, Sunny Jain
- Youth Services, Kathleen Coen & Mohan Radhakrishna
- Legislative Affairs, Anthony Cosentino
- Budget & Finance, Anthony Cosentino
- Transportation – Joseph Bird, Excused – **Anthony Cosentino -Motion for Victory Blvd Bus Lanes Support Letter.**
- Small Business & Non-Profit Committee, Christopher Campbell

### **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, 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).

## **Land Use Public Hearing Minutes**

**Tuesday, June 3, 2025, 6:30 PM – Virtual Zoom- Start: 6:30 PM Start- Adjourn 7:33 PM**

**CB1 Land Use Committee Members present:** Nicholas Siclari, Tatiana Arguello, Loretta Cauldwell, Andre Ciprut, Katheleen Coen, Anthony Cosentino, Robert Holst, Lillian Lagazzo, Peter Lisi, Friday Ogbewe, Lindy Peter Crescitelli.

**Quorum present.**

**Excused Members:** George Turner, Anthony Sgarlato, Lisa Barbieri.

**Guests:** Maria Esposito, Ron Victorio, Kevin Parris, Teddy Ootob-Sheriff, Neil Weisbard, Sandra Marquez, Elliot Raskin, Catherine Trapani, Rachel Simpson, Annabelle Meunier, Adam Balasiano, RV Augusty, Arshad Bacchus, Kami Altman, Julie Chou, Teg, Briana Uwa,

1. BSA Cal.No. 268-98-BZ - 1252 Forest Avenue – Neil Weisbard, Partner, Seyfarth Shaw LLP - 20,569 Sq. foot lot. Seeking to reinstate a previously approved special permit for the construction of an automotive service station with gas sales and a convenience store 7 Eleven on the site. Located partially within an R3-2 Residence District partially within an R3X District and entirely within a C2-1 commercial.

**Q&A:**

Friday Ogbewe. – Are any part of the lot abutting residential homes and if so, there needs to be landscaping done there. The answer is yes.

Anthony Cosentino - Why did it take so long since 2019 for the owner to come forward? Answer is sometimes these things slip through the cracks. Letter is of support/BSA recommendation is requested.

Peter Lisi - Granted a variance with the corner that did not conform. Suggest the owner legalize property so we don't have to do this every couple of years.

**Motion to approve as presented with the caveat the landscaping/planting is done now and obtain the DOB approval for final Certificate of Occupancy.**

**Motion made by Anthony Cosentino and seconded by Lillian Lagazzo.**

**Passes unanimously, 11-0-0.**

2. BSA Cal. No. 139-84-BZ11 – 1887 Victory Blvd. – Ron Victorio, R.A. Victorio Associates Architects. Castleton Corners neighborhood. Zoning C2-1 overlay in R3-1 PAR R3X. Permanent approval of the existing parking lot accessory to the commercial use of which was originally approved. Accessory commercial parking lot in residential area.

Q&A:

Friday Ogbewe – Could there be signage to draw awareness not to idle vehicle for too long. Answer yes, we can ask BSA for that signage. There is a rolling gate that closes at night after store closes. Deliveries are only done on Victory and no diesel trucks are idling on the residential side.

**Motion to approve as presented. Voting to ok the extension of the BSA Terms.  
Motion made by Anthony Cosentino and seconded by Loretta Cauldwell.**

**Passes unanimously, 11-0-0.**

3. Jersey Street Garage Redevelopment, Designated Team, Hillside Grove. Annabelle Meunier and Kevin Parris, HPD, Elliot Raskin, Catherine Trapani of VOA, Rachel Simpson of PXD, Adam Balasiano, Sandra Marquez of VOA-GNY, Arshad Bacchus of HDFC, Teg. Transform Jersey Street Sanitation Garage into affordable housing. The Bay Street Corridor Neighborhood Plan included the DSNY Garage site at 539 Jersey Street as a location for future affordable houses development with 223 units, 90 senior housing with community facility and retail space. The Designated Team Hillside Grove responding to the neighborhood's needs in commercial and community spaces and housing.

Q&A:

Lillian Lagazzo: Senior & Supportive Housing participation and home ownership, purchasing co-ops?

Answer: Housing lottery on the Housing Connect Website. If selected, interviews and making sure they meet the requirements. They will be co-ops above a grocery store. Volunteers of America alleviating homelessness and services in supportive housing with case management, and combating social isolation for the seniors. Parking will be for grocery store and residents.

Lindy Peter Crescitelli: Great Design. Name brand grocery store?

Answer: Fresh Certified grocery store, not Bodega.

The site will be cleaned up with soil samples.

RV Augusty: Will we see these test results?

DEC's website and document repository with local library and CB1.

Anthony Cosentino: When will the project start and mitigation begin?

HPD is following up with DSNY and they need to vacate the site. Six months for samples and demolition of the building with a 5-year process overall.

Anthony Cosentino: Deliveries/garbage?

Working on logistics with most of the deliveries on Victory Blvd.

Lillian Lagazzo: Look up 252 Victory Blvd./Avon Place, diagonal to this building. 46 units with a Daycare on the ground floor. They are starting demolition. We had a Zoom meeting in June 2021 and there is an article in the Staten Island Advance.

Robert Holst: PLA for workers being considered or building as cheap as possible?

Not a requirement. They believe one of the buildings is required.

Anthony Cosentino: Are you going through the bidding process?

HPD doesn't do it, the developer does. We understand the request and we can talk about it on a future date.

Motion to adjourn by Robert Holst, seconded by Lindy Peter Crescitelli.

**No vote needed. Approved in the past.**

**Community Board 1 Full Board Meeting, Tuesday, May 13, 2025 – 6:30 P.M. – St. Mary's Episcopal Church, 347 Davis Avenue**

**Nicholas Siclari, Chairman**

**Members**

Joe Ahlstrom  
Michelle Akyempong ab  
Tatiana Arguello  
Vincent Atkinson  
Dora Berksteiner ab  
Doreen Berksteiner ex  
Joseph Bird  
Allison Brown ab  
Telee Brown ab  
Christopher Campbell  
Loretta Cauldwell  
Andre Ciprut ex  
Katheleen Coen  
Christopher Corbo ab  
Anthony Cosentino ex  
Claudette Duff  
Samir Farag ab  
Selina Grey  
John Guzzo  
Robert Holst  
Linda Huff ab  
Sunny Jain  
Linda Juarbe ex

Lillian Lagazzo  
Peter Lisi  
Ali Lula ab  
Mohan Radhakrishna ex  
Alina Nevradakis ex  
Friday Ogbewe  
Ernest Paige  
Francine Reali  
Joshua Renta  
Cindy Salzillo  
Catherine Schiavone  
Anthony Scutari  
Anthony Sgarlato  
Sean Sheil  
Nicholas Siclari  
Jaclyn Tacoronte ab  
George Turner  
Steven Williams

**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, Nicole Brooks, Lisa Crosby, RV Augusty, Andrew Dorman, Scott Kerr, Sean DeMarco, Michael Morrell, Mary Habstritt, Terry Troia, Maria Mendez, Nancy Walby, Thomas Fehmy, Elena Brady, Lorri Senk

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 – Waiting for Makeda to send the transcript (cut off the video).

Michael Arvanites, Councilmember Hanks Office – After the City of Yes proposals, we have DOB to clean up violations. Steps to setting up ADU's. Ocean Breeze Athletic Complex, Saturday, May 17<sup>th</sup>, 10AM to 3PM. DOB will be there for homeowners and tenants.  
Con Ed Resource Fair on Friday, May 16<sup>th</sup> Borough Hall. Billing questions or audit for your home to make sure you are getting efficiency in your home. Yesterday we broke ground on the 500-unit waterfront housing development for SI North Shore. Largest mass timber construction in the five boroughs with the Stapleton Project using wood-based building materials for much of its interior. Largest in NYS and one of the largest in the country. One of the components of the North Shore Action Plan. Including the Mary Cali Center, first inclusionary housing project at 475 Bay Street. Front Street is getting sewers, infrastructure with a lot of affordable housing and market-rate housing.

Cathleen Kenny, Assemblyman Sam Pirozzolo's office – The NYS Budget has finally passed and enacted. It's the largest NYS has ever passed, \$254 Billion. Sam Pirozzolo voted against the entire budget as it does not go nearly as far as it should at protecting New Yorkers from crime, rapidly inflating costs, or improving the quality of New York's education system all while spending more than has ever been spent in our state's history. His greatest fear is that the positive aspects in paying down the debt that we owe, income rebate checks, and other savings to New Yorker's could be removed through increased payroll taxes, MTA taxes, etc. before it passes in June. He will oppose those also. The budget contains no new innovations, no thinking outside the box, just money into a system that we know does not work. It is unacceptable that the majority in Albany believe this is an acceptable budget. Assemblyman Pirozzolo will continue to fight for safety, fiscal sanity and common sense. Last week our office stood with Graniteville and Mariner's Harbor in opposing Battery Storage Sites planned for 2166 Forest Avenue. Not safe in residential neighborhoods and ignored by community input. When we change the clocks, it is a good thing to change the batteries in your smoke detectors. We had a great presentation with the FDNY on Lithium batteries. Bikes and scooters should not be placed by exit doors. I am a flight attendant and my main words are EXITS.

Agnes McBeth, Community & Youth Liaison, Office of DA McMahon's office – with ADA Jack Parlo. In respect to Cathleen's announcement, there was an outstanding addition that passed in this states budget, Discovery Reform. The reforms were enacted in this budget. It will keep Staten Islanders safe because cases will not be passed because of needless irrelevant discovery issues. We are excited for this win. The governor promised to keep New Yorkers safer and she has proven to do this by enacting this in this years budget. In 2022, there was a shooting in front of Tottenville High School. Last month, our office along with NYPD announced the indictment of seven gang affiliated involved in that non fatal shooting. We will not rest until all those are prosecuted especially gun-related. That day, they also did several other things also stealing a delivery truck.

Events: we have partnered with Senator Scarcella-Spanton's office for a free shred event on this Sunday, May 18th at 315 Forest Avenue, Temple Israel Reform Congregation. Staten Island Hate Crimes Task Force, 3rd Annual Multi-Cultural Food Festival on Sunday, June 8th 1-4 pm, Sacred Heart School Gym, 301 North Burgher Avenue.

Jeanne Raleigh - West Brighton resident. Loitering outside legal weed dispensaries. Friday, May 2nd on Forest Avenue, Nughub, 1350 Forest Avenue. Three gentleman were sitting on beach and sand chairs on the sidewalk with their motorcycle, one was rolling a joint and one was smoking a bong. It's a vibrant area with strollers and walkers. Across the way, we have Stop&Shop, bus stops, pizzerias, day care center. It is an eyesore on Forest Avenue. Nobody else was on the sidewalk looking down the block. I suggested he would put a sign up no loitering. Not sure if that is legal? Chairman Nick Siclari said we will email OCM right away about this.

Mary Habstritt - Museum Director of the Lilac Preservation Project. Non-Profit. Also a resident of St. George. We are eagerly awaiting the building of Pier One. Instead of life coming to Pier One, it died. I attended the Pier One and Esplanade workshop. EDC said it was infeasible to build the off-shore portion of the pier leaving it only 330 feet long for docking small vessels. Many ships could not dock there. City Planning declared the pier a priority/activity zone but EDC is not prioritizing it for Maritime Activities. EDC is telling us to "take a walk down a short pier." Unacceptable.

Lisa Crosby, Director of Constituent and Support Services in Assemblyman Charles Fall's office - Real ID reached the deadline but you can still sign up. The budget was passed with a lot of

good things. Retirement for the police, etc. You can find it on the Assemblyman's website. Even though the Battery Storage Units are not in the Assemblyman's district, we understand the communities concerns for safety and transparency and is monitoring the situation. It should have community input. We recommend reaching out to the NYS Research Development Commission to submit your concerns.

Terry Troia - Wearing a T-shirt for the Civic Engagement Commission of NYC. For the last three years, Adam's administration, they have provided participatory budgeting for ongoing projects on the North Shore of SI, Task Force on Racial Inclusion and Equity. City council do participatory budgeting for capital projects. These are the ones that you vote for the project you want to fund. Tomorrow the ballots go out. Not sure what the five projects are. We will have the ballots for the June meeting.

Loretta Cauldwell with roll call and we have a quorum.

#### Presentations:

Victoria Carstensen Deputy Borough Commissioner DOT with Will Deautriell, Chief of Staff and Hayes Lord, Project Manager and Transportation Manager. Traffic safety proposal for Richmond Terrace between Snug Harbor Road and Tysen Street. We have been receiving requests for bicycle infrastructure along this corridor to commute to the ferry and recreational purposes. We are also implementing slowing down vehicles along this stretch.

Hayes Lord - Back in 2010 we installed shared lanes. It has taken us 15 years to evolve. Speeding is an issue where this stretch of road is 44 feet wide. (Video cut off).

Teresa Cunningham Dept. of Sanitation - Composting is still mandatory citywide. Outreach and education. Summoning is postponed through the end of the year. Larger buildings, multiple dwellings will be issued warnings and for repeat offenders you will get a summons. Separate your food and yard waste. The brown bin is not mandatory. Any bin less than 55 gal. With a lid can be used with the orange decal. You can use a clear bag that you use for recycling inside the bin.

Questions: Regular garbage and composting going in the same truck? No, we have split body trucks/two compartments. Compost goes on one side of the truck and remains separated. Report if that is not the case. What happens when the bin is stolen? And why didn't we get a free recycling bin? Recycling bins from the city are not required. It can be placed out with a clear bag. Boxes can be flattened and tied. The city bin for regular garbage is required but not until June 2026. Until then use any container with a lid. You will not get a summons for not putting the compost out for example if you're on vacation. What happens to the free bins with the STAR program? It is still under review. It hasn't been signed. Please send us the powerpoint presentation. If your garbage bin gets stolen, report it to NYPD.

Director of Quality of Life Mayor's Community Affairs, Vanessa Limani - I used to be Jessica Scarcella-Spanton's SI Director but I am now with the Mayor's office. Director Ray Carrero, Neighborhood Support Teams Project - Been with the Mayor's office for 33 years. Put in an application to help us help the community. Local Law 102 in 2016 made into law. Quality of life issues from the agencies. REI, Request for Expressions of Interest. Local Law 102 requires the city to develop a list of no fewer than three (3) geographic areas that would benefit from interagency collaboration in addressing issues such as sanitation services, transportation, social service needs, public health issues, and public safety concerns. If you remember the Graffiti Task Force, that was processed under Mayor Bloomberg. From 2016-2022 there were none.



2023 we had three in Brooklyn and three in Manhattan, three in Queens and Bronx. We weren't able to get a submission from Staten Island. Last year we did three NST's in all the boroughs but not Staten Island. We want city-related issues. We aren't looking at capital projects. The deadline of submission is June 2nd. I would take all submissions and create 1 NST for Staten Island.

**Officers' Reports in the packet.**

**First Vice-Chairman, Anthony Cosentino** – Excused.

**Second Vice-Chairman** -

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

**Secretary, Loretta Cauldwell** – Only nomination for 2nd Vice Chair is Catherine Schiavone. Taking nominations from the floor.

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

**Chairman, Nicholas Siclari** – Chairman Nick Siclari spoke about Land Use and Landmark Preservation. It is the hardest thing because it's a person's home. I know they moved to a Landmark home but you're really invading their privacy. Why they pick a certain stone for example. They are trying to build value on it with improvements that should make the community happy. Trying to make Staten Island a better community. I feel bad for the applicants.

**District Manager, Joan Cusack** – Great to be back. I have been back to work. The office has not stopped running. Thank you for your patience and understanding.

**Functional Committee Reports:**

**Land Use, George Turner** – 172 St. Paul's Avenue (railing and porch on the side - the owner knew it was a landmarked building) & 106 Carroll Place (re-stoned with a modern-looking stone and heat pump on the side of the building -the owners didn't know it was a landmarked building), 10301- Landmarks started in 1968 because of tearing down Penn Station. As an architect, that bothered a lot of us. Some of these buildings marked for Landmark are nothing special. Landmarks could say they don't like the stone they put in. Neither one of these two projects filed with Department of Buildings. When you buy the building that comes up in your title report. Sometimes they landmark certain buildings and sometimes an area. We don't want to encourage people to ask for forgiveness after they make changes. They may be able to get a grant to fix it.

**Motions to approve as presented provided it is cleared with buildings and both passed unanimously at Land Use Meeting.**

**Both pass unanimously at the Full Board Meeting.**

**Waterfront, Joe Ahlstrom** – EDC made a presentation on Pier One. We do not want them to cut down the length of the pier. They haven't awarded the RFP yet so we still have time. That pier will be closed for the next couple of years when they get started working on it. They spoke about the

esplanade and the St. George Esplanade going the other way. We are going to try to get the coast guard at our next meeting for the rescue. Our next meeting is May 27th on Zoom.

**Public Services, Sunny Jain** – We had a DSNY here for a presentation. If there are any issues we can get agencies here to give presentations.

**Youth Services, Katheleen Coen & Mohan Radhakrishna** – Professor Heather Butts will be speaking at our next meeting. She is an amazing advocate for the youth. Programs for the Spring, Summer and Fall. Our focus for next year are psychological aspects of troubled youth and pathways for treatment. I count on Agnes McBeth who has been a true friend to the youth services committee. We will work with the DA's office.

Chairman Nick Siclari said Kate and Mohan do an excellent job with the Youth Committee

**Rules & Legislative Affairs, Anthony Cosentino** – Excused.

**Budget & Finance, Anthony Cosentino** – Excused.

**Parliamentarian, Catherine Schiavone** –

**Transportation, Joseph Bird** – MTA issue. Express bus 7-day Metro Card is no longer an option. We are waiting to hear from Melissa Farley. PS57 Parker Avenue very dangerous intersection was taken care of by DOT. Watchogue Road and Glascoe Avenue, Victoria of DOT is looking for a pedestrian signal. Bard Avenue and Forest Avenue, additional studies for a left turn signal. Meeting on May 28th. One way on Metropolitan Avenue. DOT will do a study. I'm on the Community Education Counsel. Running again if you want to vote.

**Small Business & Non-Profit, -**

**Labor, Robert Holst** – 500 Unit Project in St. George for the labor agreement. When the city goes this route it opens jobs to the young people who want to go into these trades.

**Parks & Recreation, Anthony Cosentino** – Excused.

**Cultural Affairs - Anthony Sgarlato** – There are 30 cultural sites and spring is here. Go onto the CB1 website links. They will list their schedules.

Chairman Nick Siclari listed the names for the street co-naming to send a letter of support. Senator John Murphy, Annette Esposito, Giuseppe Garibaldi, Antonio Meucci, Thomas Magliocca, Meader's Family, Egon Salmon, Victor Scalici, Robert "Bobby" McGhie, Louis G. Gianvito, M.D. who I played tennis with and knew him very well. He was in his 90's. I will be attending his street naming.

**Health and Human Services, Fran Reali** – No report.

**West Brighton/Randall Manor, Anthony Cosentino** – Excused.

**New Brighton/St. George/Tompkinsville, Claudette Duff** – I do walk in the park and would like if it were closed on the weekends. No meeting in June. We have old business with the five borough bike tour problems with getting to our homes and you can't get out of your house. These routes

were created 30 years ago before there were residents there. Tompkinsville Train Station Ramp is terrible. Urine smell, broken concrete, etc. I was told by DOT that it is a multi-agency involvement. Several months ago I presented for the Center of the Blind on SI. There will be a petition going around to gain support. We are looking at a few locations. We need support from our elected officials.

Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Joe Ahlstrom - This community board agreed to open silver lake road. I am for that. Before Covid, all these parks were closed on the weekend. We are a borough of parks. All the lights are out at Clove Lakes Park and half of the park is closed for construction. (Since this meeting, Silver Lake Park Road is now closed on weekends). Council member Kamillah Hanks will send a letter to parks requesting this.

Rosebank/Shore Acres, John Guzzo – had a meeting no quorum. Minutes in the packet.

Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner – I apologize for not having the minutes in the packet. We get a lot of liquor licenses. Port Richmond Strong is pushing back on some of these licenses. We had some technical issues and some didn't show up.

Chairman Nick said our OCM meeting went well and they have their act together. We have the recording if you want it. Catherine Schiavone is updating the OCM Guidelines.

Stapleton/Clifton/Concord, Peter Lisi- We had a few liquor licenses. If they don't show up they come to our next months meeting. We like to get a connection. 381 Van Duzer Street a renewal was approved. Verizon work notification starting Monday at the waterfront to last a week or two. Front Street to Wave Street will be closed. Upgrading to 5G on Margo Loop and Van Duzer Street. National Grid notification work on Jackson Street and Beach Street between 9am-5pm. NYC Open Streets in Stapleton on Saturdays in June through September. 12-5 pm. On Water Street between Bay Street and Wright Street. Complaint to inspect an illegal business on Osgood Avenue. NYPD complaint near IS49. Homeowners placing cones to save parking spots. Corson Place multiple vehicles parked in front of a fire hydrant. No standing spot (daylighting) people parking there. Center of Family Representation. Free legal representation. Organization serving Stapleton and St. George. Stapleton has the highest investigations in ACS. A phone number on the minutes. My opinion recent years in the North Shore, things are getting done. DOT, DSNY, EDC etc. are running efficiently. Combination of Mayor Adams, Borough President Vito Fossella and Council member Kamillah Hanks. Also, this current Community Board 1 our office staff. Additional schools and public spaces are coming. Quote: "Don't ever give up on society. There are a lot of good people out there, you just have to find them through some bad ones. The world consists of more good than bad." By Peter Lisi.

Parliamentarian and 2nd Vice Chair said I need to accept the minutes. Motion to accept the minutes.

Old Business – None

New Business – None

Meeting Adjourned – 8:14 PM

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

**LOCAL AREA COMMITTEE MEETING**

**TUESDAY, May 20, 2025. 6:30 PM**

**Attendance:**

**CB1:**

**Board members:**

Claudette Duff, Christopher Campbell, Lillian Lagazzo, Tatiana Arguello, Linda Juarbe.

**Voting Non-Board Members:**

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

**Guest:**

Bamise, Christine Cea, Daniel Lefkowitz, Denise Alicea, Eva Lee, Heather Butts, Michael Harwood, Opeyemi Jegede, Peter L, Robert Mauceri, Rosa Ruiz, Terry Troia, Victoria Carstensen, Vincent Damico.

**Excused:**

**None**

**Presentations**

DOT Representative to discuss follow-up to Tompkinsville Train Station Ramp – Will from DOT did not attend.

**Postponed until our next meeting**

Victoria Carstensen from DOT was present but had to leave early due to short staffing, she promised to return next month.

**Liquor Licenses Invite**

Boatalong Inc., 1 Bay Street, Pier 1, St. George Terminal, 10301 – New Application and Temporary Retail Permit

Licenses was opposed unanimously and we has a quorum.

Rosa Ruiz (representing the owner) explained that this is a new owner and operator of the Majestic Princess vessel, and that the name might be changed. The consensus of the community was that the waterfront including the pier was under construction and that the pier will lose 1/3 of its length, therefore it's not a good time or place to put this vessel.

Tenants of Bay Street Landing "The Accolade" complained about being woken up by garbage pick-up trucks at night between 12 & 2am. Also, with garbage comes rats.

It was suggested that the owner explore alternative locations such as Stapleton.

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Rita Restaurant Corp, 108 Victory Blvd, 10301 – New Application & Temporary Retail Permit

**No Show**

**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, May 21, 2025, 6:30pm

at the St. George Theater.

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New Brighton Civic General Membership Meeting.

Thursday, May 29, 2025 at 7pm

At Christ Church

76 Franklyn Avenue off Richmond Terrace

Also:

New Brighton Civic will have their Third Annual, "We love New Brighton Day" on June 28, 2025

The New Fair Fares income limits per household size  
below

Click on link

[https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsxHmMn8DU3R1CKvxFnulis-sKGy4\\_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R\\_LAQcVRtl2hASzCCAZ2hXiH2PWm7YelDo\\_gC3tVmF8wimb0LQ40\\_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh\\_P7jf71VtU-9YQVwVZC3S\\_LJ8Q==&ch=evN3JHWblkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs\\_5V-Mw==](https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhq7pnPAM2evB4XJsxHmMn8DU3R1CKvxFnulis-sKGy4_pHZzK27jzZlpeaT19LYYF0pK5R8qJh36c9R_LAQcVRtl2hASzCCAZ2hXiH2PWm7YelDo_gC3tVmF8wimb0LQ40_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qg=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh_P7jf71VtU-9YQVwVZC3S_LJ8Q==&ch=evN3JHWblkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs_5V-Mw==)

NEXT LOCAL AREA COMMITTEE MEETING: June 17<sup>th</sup>, 2025

NEXT COMMUNITY BOARD #1 MEETING June 10<sup>th</sup>, 2025, LOCATION: St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island NY 10310.

Claudette Duff

Area Committee Chair

Meeting adjourned 7:40pm motioned by Lillian Lagazzo and second by Lindy Peter Crescitelli.

**Rosebank Meeting, Tuesday, May 20, 2025 at 6:30PM – CB1 Board Office, 1 Edgewater Plaza, Room 217**

**Attendance**

**Members**

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

**Non-Board Voting Members**

Mike Cataldo  
Charlie Olson ex

**Guests**

Ludmila Kovalenko, Barbara Troner, Judith Martin, Matthew Lesienr, Robert Brooks

Open Meeting: 6:30 PM

Pledge of Allegiance

Liquor License Renewal for Mello Bistro, Corp., 1233 Bay Street, 10305 – Approved. Letter already sent. Approved in April.

Traffic – Hylan Blvd and Tompkins Avenue – Need to redesign.

UHaul SD to fine trash

Couches sidewalk

Parking – Chestnut Avenue with UHaul Trucks for storage

Wiman & Clifton Avenue – Trash on sidewalk

20 Clifton Street, Seacrest Apartments

Helicopter traffic flying low causing noise and alarm.

NYPD to get support on combating scooter, motorcycle, dirt bikes, quads riding in large groups.

Motion to Adjourn – 7:25 PM by Tony Sgarlato & Cindy Salzillo

Discussion on 106 Tilson Place. Neighbor problem.

Meeting Adjourn

## **CB#1 Mariner's Harbor/Port Richmond/Elm Park/Arlington Committee Meeting, Tuesday, May 20, 2025 – 7:00 PM – Virtual/Zoom**

### **Attendance:**

- Selina Grey (Co-Chair)
- Charlene Burke
- Mario Buonviaggio
- Dora Berksteiner (Co-Chair)
- Everett Wattle
- Friday Ogbewe

A quorum was present.

### **Liquor License Reviews**

#### **Liquor License Renewal:**

- All The Way Restaurant Corp. – 2030 Richmond Avenue
  - Outcome: Approved
  - Vote: Unanimous (6 Yes votes)
  - Absent/No Show Applicants: Soham Enterprise, J. Brimani, and Peru Roots Corp.

#### **New Liquor License Applications:**

- El Rey de Oros – 150 Port Richmond Avenue
  - Outcome: Approved
  - Vote: 4 Yes / 1 No / 1 Abstention
- The Redemption Center – 388 South Avenue
  - Outcome: Approved
  - Vote: Unanimous (6 Votes)

### **Community Announcements:**

- Terry Troi joined the meeting at approximately 7:30 PM.
  - She announced an upcoming community event on May 22 from 10:00 AM to 2:00 PM at 120 Anderson Street (Catholic Charities).

### **Adjournment:**

The meeting was adjourned at 8:00 pm



**Community Board 1 - Staten Island**  
**Stapleton/Clifton/Concord/Park Hill Area Committee Meeting Minutes**  
**Thursday, May 22, 2025, 6:30 pm**  
**Stapleton Library, 132 Canal Street and Virtual on Zoom:**  
<https://us02web.zoom.us/j/85289328780>  
**Meeting ID: 852 8932 8780**

**New Liquor License Application:**

United Bar & Restaurant Corporation  
695 Bay Street, Staten Island, NY 10304  
Hours of Operation: Sunday to Thursday 7am-12am, Friday & Saturday 7am - 2am  
APPROVED

**New Liquor License Application:**

Boriken NY LLC  
704 Bay Street, Staten Island, NY 10304  
Hours of Operation: Tuesday-Thursday & Sunday 2pm-12am, Friday and Saturday 2pm-2am, Closed on Mondays  
APPROVED

**Notifications:**

New York State Department of Environmental Conservation issues Air Quality Health Advisory.

For the latest updates and resources:

Get emergency alerts: Notify NYC

Track wildfires: [fire.airnow.gov](https://fire.airnow.gov)

Air quality and health info: NYC DOHMH Smoke and Air Quality Page

Air quality map: Search "air quality" in Google Maps

In Honor of our Former CB1 Board Member who passed away, George E. Doyle – Street Co-Naming, June 28, 2025 – 1:00 PM. Please see below information.

- CORNER OF VANDERBILT AND TOMPKINS AVENUES

CALL 811 BEFORE YOU DIG:

KEEP YOURSELF AND OTHERS SAFE

BY DIALING 811 TO 'CALL BEFORE YOU DIG' Always Report Suspected Gas Odors

NYC DOT Notification of Raised Crosswalk at Grant St and Van Duzer St.  
Raised Crosswalks are similar to a speed hump, but with a flat top for the pedestrian crossing. The safety benefits of this treatment include reduced vehicle speeds, improved pedestrian visibility by elevating the pedestrian to the height of the curb, and increased accessibility by providing a level crossing for those with ambulatory disabilities and seniors.

Committee also requested an add to the stop sign that clearly specifies that the STOP is only specific when pedestrians are present on Van Duzer Street & William Street.

**Old Business:**

Casa Del Molcajete Inc, 635 Bay Street

Staten Island, NY 10304 had a fine issued for not abiding by their liquor license hours of operation. The committee previously passed extended hours during the March 2025 meeting. A copy of approval letter previously sent to applicant on March 26, 2025 will be resent.

**New Business:**

A request for the ECB (Environmental Control Board) was brought up:

1. There is a request for NYC to change the ECB procedures on Default judgements that increase fines more than triple the original amount when a court date is missed or unanswered. Original face fine amount should remain either way.
2. There is a request for NYC to allow ECB administrative judges to hear and adjudicate ECB violations & fines on a walk-in basis, similar to traffic tickets, rather than just an option of assigning a future court date.

The committee has decided to not hold an area committee meeting in June 2025 and include it with the summer vacation months of July & August. Any application decisions will be postponed until September. If there are any emergency or urgent matters needed to be addressed, the committee will call and hold a virtual zoom meeting.

Meeting Adjourned

## **May 27, 2025 Waterfront Committee Meeting Minutes**

**Start:** 1831 (6:31pm)

**Attendees:** Joan Cusack, Joe Ahlstrom, Anthony Consentino, Lilian Lagazzo, Mary Habstrort, Tamer Mahoud, Christopher Campbell, Linda Juarbe, and RVA

**USCG Items** – Discussion on new Safe Boating Certificate required to operate recreational vessels this summer. Also initiative to remove certain buoys in area.

**Bus waiting for ferry** – Several complaints about bus leaving St George Terminal after ferry arrives and not waiting for passengers to get off ferry and on to buses. After bus leaves passengers forced to wait extended periods for next bus. Waiting area does not provide adequate protection from rain

**Pier 1** Discussion on keeping the Pier the same length. Unanimous support for idea despite EDC stating it was decreasing length

**New Brighton Civic Association** – Brought several issues bout ferry terminal and states it has been unsuccessful in getting Chief Operating Officer to meet with Civic Association. Several ideas proposed including reaching out to Borough Transportation Commissioner

**NYC FERRY** - EDC is receiving positive feedback from NYC ferry users to initiate a Staten Island to Brooklyn Ferry. They are considering starting a route. Will invite NYC Ferry to our September meeting and hopefully they will have details.

**June Meeting** – Since we will be having a Board Meeting in early June and the Board will not be meeting again until after the summer we will have no Waterfront Meeting in June.

Meeting adjourned 1930 (7:30 pm)

Waterfront wishes all a safe and happy Summer

Captain Joseph Ahlstrom  
Waterfront Committee (CB-1 Staten Island)

# **Staten Island Community Board 1 - Transportation Meeting Minutes**

**Date:** 5/28/2025

**Location:** Microsoft Teams

## **Attendees:**

- Joseph Bird, Transportation Committee
- Anthony Constantino, Transportation Committee Member
- Sean Sheil, Transportation Committee Member
- Christopher Campbell, Transportation Committee Member
- Katheleen Coen, Transportation Committee Member
- Melissa Farley, MTA
- Roseann Caruana, NYC DOT
- Victoria Carstensen, NYC DOT
- Anisa Bekteshi, NYC DOT
- Elizabeth Vanderels, MTA Bus Planner
- Ryan Hall, MTA Bus Planner
- David Do, Taxi & Limousine Commission
- Edwin Ortiz, Taxi & Limousine Commission
- Neil Anastasio, CB1 Resident
- Darwin Yip, CB1 Resident

## **1. Call to Order**

Joseph Bird called the meeting to order with opening remarks and outlined the agenda, which included a presentation from the TLC, DOT along with updates from those agencies and the MTA and a public session.

## **2. Presentations / Committee Votes**

- **NYC Taxi and Limousine Commission.** Commissioner David Do, Deputy Chief Edwin Ortiz, and Dylan Cepeda presented:
  - Staten Island accounts for 3% of TLC-licensed drivers and vehicles; ~482 vehicles are affiliated with Staten Island bases.
  - TLC enforcement is focused on illegal FHV pickups, particularly near the Staten Island Ferry.
  - 50% of yellow cabs are now wheelchair accessible; 1 in 5 trips is either electric or accessible.
  - TLC discussed the decline of green taxis in the outer boroughs, citing Uber/Lyft competition and the pandemic.

- 
- **DOT Victory Blvd Bus Lanes Enhancements.** DOT team Borough Commissioner Roseann Caruana, the DOT team and MTA partners presented a revised plan for transit and safety improvements along Victory Boulevard.
  - Victory Blvd bus lanes date to 1963 and are among the oldest in NYC.
  - Proposal includes painted red bus lanes, expanded hours (6–9 AM / 3–7 PM), rubber speed bumps, signal timing adjustments, and ADA-compliant stop improvements.
  - Impacted segments include Bay St to Forest Ave, Forest Ave to Eddy St, and Seneca Ave to Little Clove Rd.
  - AM speeds <8 mph near ferry terminal; PM speeds <7 mph in Clove Rd–Richmond Rd corridor (MTA Bus Planner)
  - Bus ridership remains high all day; changes aim to reduce bunching and improve schedule adherence. (MTA Bus Planner)
  - Parking impact is minimal and limited to weekday rush hours only; most affected curbs are already restricted with no Standing signs.
  - Committee raised concern about parking needs near dense apartment buildings and schools (e.g., Notre Dame Academy); DOT to review and follow up with Notre Dame to streamline.

#### **Transportation Committee Vote:**

After questions, a motion to approve the plan as presented was passed unanimously 5-0 supporting the revised DOT proposal which now included enhancements based on feedback from the CB1 full board.

### **3. MTA Updates (Melissa Farley)**

- **SIM32/SIM33:** Reliability issues due to operator availability; Melissa Farley to follow up on AM vs. PM coverage discrepancies and return trip shortages.
- **OMNY Express Bus Pass:** No current 7-day pass replacement; Melissa to obtain a formal MTA statement regarding MetroCard phase-out and lack of OMNY equivalent.

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### **4. NYC DOT Updates (Victoria Cartensen)**

- **Watchogue Rd & Glascoe Ave:** New pedestrian signal warrant study underway using fresh data.
- **Bard Ave & Forest Ave:** Awaiting proposed intersection safety improvements.
- **Milford Dr & Endor Ave:** Data under review; update pending.
- **Metropolitan Ave:** DOT evaluating traffic calming designs with Geometric Design Unit; addressing both congestion and chronic speeding.
- **One-Way Conversion Petitions:** Updated policies require local engagement and community board support. Petitioners should consult with CB1 for specific instructions.

- **Saint Pauls Ave (Taxter to Cebra):** Multiple streetlights out; CB1 reported spike in car break-ins. DOT to escalate repairs; NYPD can submit lighting requests based on criminal activity.

## 5. New Business

- None Reported

## 6. Public Session

- **S79 Bus Overcrowding (Darwin Yip):** Complaints of buses passing stops (e.g., Fingerboard Rd/Narrows Rd South) during 9–10 AM due to overcrowding. MTA to investigate rider demand and operational changes.
- **TLC Complaint Tip (Tony Constantino):** Advised public to note the TLC medallion or SHL number on the roof of cabs for accurate reporting, rather than relying on license plates..

## 7. Adjournment

Motion to adjourn was made and seconded. Meeting concluded. The next Transportation Committee meeting date will be after the summer as the final CB1 meeting for the year will be June 10th.

Staten Island Community Board 1 Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook  
Area Committee Meeting

May 21, 2025 Wednesday 6:30 PM by ZOOM

**Committee Attendance:**

10 present via ZOOM

***Called to Order 6:31 pm***

- No Liquor licenses presented

**Parks Department presentation – see attached**

Presented on renovation to ballfield in Clove Lakes Park.

Stated barriers will be removed on walk around ballfield this week allowing pedestrian access to the popular walking route. Discussed closing the road thru Silver Lake during the weekend. Overall a very informative and productive meeting. Brought up the possibility of providing better lighting on all walks in Clove Lakes similar to Silver Lake.

The motion for closing the road thru Silver Lake Park on weekends was unanimously approved

**Meeting adjourned 7:15 PM**

Joseph Ahlstrom

Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook

Area Committee Chair

## **Motion by Transportation Committee for Victory Blvd. Bus Lanes (DOT)– Letter of Support.**

- Joe Bird, Chair (Motion by Anthony Cosentino in Joe's absence at the June 10<sup>th</sup> Full Board Meeting). It passed 5-0 unanimously by the Transportation Committee In May 2025.

### **1. Introduction of Motion**

"This motion comes from the Transportation Committee, which met on May 28th to review and vote on the revised proposal from NYC DOT and MTA regarding the Victory Boulevard bus lane upgrades."

### **2. Purpose of the Proposal**

"The proposal addresses longstanding congestion and transit reliability issues along Victory Boulevard — one of the highest-ridership corridors on Staten Island. The goal is to modernize the existing 1963-era bus lanes and improve both service performance and pedestrian safety.

Key improvements include:

- New red paint and updated lane markings
- An earlier start to bus-only hours, beginning at 6:00 AM
- ADA-compliant accessibility upgrades at 10 bus stops"

### **3. Committee Vote & Recommendation**

"The Transportation Committee voted unanimously in favor of the revised plan following a comprehensive presentation and discussion. We view this as a long-overdue investment in North Shore transit infrastructure and equity."

### **4. Motion to Vote**

"On behalf of the Transportation Committee, I now bring this motion to the full board for a vote to support the revised DOT proposal for the Victory Boulevard bus lanes, as presented as work will hopefully begin this summer."



**STATEN ISLAND COMMUNITY BOARD 1**  
**MINUTES OF YOUTH SERVICES COMMITTEE MEETING**  
**MAY 28, 2025**

- Attendees: Professor Heather Butts (HEALTH for Youth), Kari Bailey (Department of City Planning), Puneet Singh (Department of City Planning), Anthony Cosentino, Anthony Scutari, Radhakrishna Mohan, Katheleen Coen.
  
- The meeting began, via Zoom, at 6:00.
  
- Heather Butts presented about the organization HEALTH for Youth, a service provider which seeks to combat community deterioration, address food insecurity and bring fresh fruit and vegetables into impoverished neighborhoods.
  
- Kari Bailey and Puneet Singh spoke on behalf of the NYC Department of City Planning. The DCP is planning a Youth Engagement Initiative. Through the Young Voices in Planning Program, the DCP seeks to teach young Staten Islanders to articulate for their communities. The DCP seeks to partner with a high school to participate in an 8-week curriculum, or a one-day workshop.

The meeting adjourned at 6:58 pm.

## Treasurer's Report - FY 2025 June 2025

<u>CODE</u>	<u>ALLOCATED TO 6/30/23</u>	<u>BALANCE</u>
100 Supplies	\$1,108.66	\$ 536.03
101 Printing Expense	200.00	0
110 Food & Forage	1,150.00	696.00
117 Postage	200.00	23.00
199 Data Process Suppl.	450.00	0
300 General Equip.	0	0
314 Office Furniture	140.00	0
315 Office Equipment	544.00	0
332 Data Process Equip.	0	0
337 Book Subscriptions	0	.94
400 Contractual Svces.	1,500.00	604.00
40B Communication (Paid by OTI for our telephone bills – not our budget spending money)	(3,013.00)	(3,013.00)
403 Office Services	25.00	25.00
412 Equipment Rental	\$3,161.03	614.39
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 (200.00)
TOTAL:	\$8,135.17	\$2,499.36.

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

SUNNY JAIN, CB1 TREASURER

ENCUMBERED FOR FY2025 CONTRACTS