

CB#1 FULL BOARD MEETING AGENDA
MONDAY, November 10th 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

PUBLIC SESSION: Makeda Campbell, Agnes McBeth, Jermaine Williams, Jeanne Raleigh, Vanessa Renee Mical, Carol Smolenski, Rose Uscianowski, Amy Ogonada, Justin Rivera, Fran Reali, Mario Buonviaggio.

- 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 – Two BSA Applications: 5 Wheeler Avenue and 194 Brighton Avenue.
- 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

Land Use Public Hearing, Thursday, November 6, 2025, 6:30 PM Virtual on Zoom

Attendance:

Board Members

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

Office Staff

Joan Cusack, District Manager
Linda Maffeo, Community Coordinator

Board Members - Non-Land Use Member

Dolores Brennan-Prichard
Matthew Lesieu

Non-Board Voting Member

Lisa Barbieri
Phil Farinacci, ab
Charlie Olson
Lindy Peter Crescitelli

Guests:

Phil & Peter Rampulla, Rasika Deosthali & Justin Rivera (DCP), Neil Anastasio, Michael Morrell, Hub17NYC, Pam, Bruce Lauria, Linda Lambert, Westerleigh St Mark, Joann's Phone.

Rasika Deosthali of DCP introduced the new CB1 Representative, Justin Rivera taking Rasika's place. We all wished Rasika well.

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. Was a violation in 1999 which has been resolved. Operator compliant with all inspections and certifications.

Three curb cuts on a corner lot. Had gas pumps but no longer used as a gas station. Trash locked after hours. 2010 was asked to plant evergreens which is now fully grown.

Q&A - Lindy Peter Crescitelli, President of New Brighton Civics - Commercial corridor and they are good neighbors/good experiences and we would miss them if they were gone. Near the Goodhue Center.

Mr. Rampulla said it's up to CB1 to request the removal of the term limits in their recommendation.

Friday Ogbewe said that is not common for CB1 and feels uncomfortable with that.

Phil Rampulla said in the past if anyone has a problem with no term limits and they see lack of cleanliness, gravity, etc., they can make a complaint to BSA and they would ask the building department to make an inspection. 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. It's not like amortized mortgages at 20-30 years. If the owner ever sold, the no term limits is only for this use and would have to come back to the board if another use in this zone but it is transferrable to the new owner for the same type of business. The C/O would be amended for what was permitted.

Mr. Crescitelli said this area is around the corner from Jersey Street/Lafayette Avenue and we have a hard time attracting business owners. We are thrilled to have a successful business. Friday Ogbewe asked if the owner of the shop was the owner of the property and the answer is no.

Peter Lisi said there is a floor in the system for these upstanding business owners to have limits and this isn't the first one we've had.

Tony Cosentino said years ago there were issues there but now looks like it's compliant. CB1 will get the phone number of the owner in case of any problems in the future. It's going to be up to the BSA in the end. Peter Lisi, Motion to call the question and Lindy Peter seconded.

Motion to Approve the Application with no term limit as stated. Passes Unanimously, 13 yes, 0 no.

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 on line 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. First floor of 2,020 square feet. A cellar of 1,680 square feet. 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. A carryover from the previous application is that the owner is still going to widen Victory Blvd., moving utility poles, fire hydrants, in compliance with the FDNY. The main entrance is on Wheeler Avenue. When it was Starbucks, the main entrance was Victory Blvd.

Q&A

Lillian Lagazzo asked 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.

Michael Morrell asked about the traffic signal which Phil Rampulla said now is a 3-way signal. Requesting what was done on Lincoln Avenue and Richmond Road to change the signal to a 4-way signal. We want a light at the McDonald's parking lot.

Michael Morrell said Bradley Avenue and Jewett Avenue is very congested and backed up traffic. 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. Pam asked if this would be a 24 hour operation. Phil Rampulla said it shouldn't and we should mention that in our CB1 Recommendation.

With concern from a guest on the meeting about traffic on Wheeler Avenue, Peter Lisi said a Starbucks has much lower traffic than a McDonald's. A traffic light is needed on Wheeler and Victory Blvd. "I love McDonald's". No objection to it. George Turner thinks a traffic light would be wrong. George asked Phil if BSA was asking them to do a traffic study?

Tony Cosentino said there was a restaurant there before. Phil said it was called Waterfalls and they lost their lease.

In committee: No problems. Tony Cosentino made a Motion to approve as presented and Lindy Peter Crescitelli seconded the motion. George Turner said we will request that this is not a 24 hour use.

Motion to Approve the Application, Passes Unanimously, 13 yes, 0 no.

Motion to Adjourn 7:30 PM

[illegible][illegible]

**rampulla
associates
architects.**

125 3rd Street 21 N.Y. 20384
 • 718 983-1310 • Open 7:30-9:30 PM

2011 MAR 21 P

1:13

194 BRIGHTON AVE.
STATEN ISLAND
NEW YORK

WATER DIAGRAM

[illegible]

ZONING DATA

BLOCK NO.	117
LOT NO.	20
MAP NO.	212
ZONE	R3A

Legend

--- BLOCK NUMBER

① Lot Number

D DWELLING

VACANT

SITE

TO STAGHORN
AND
NO. 177210

1

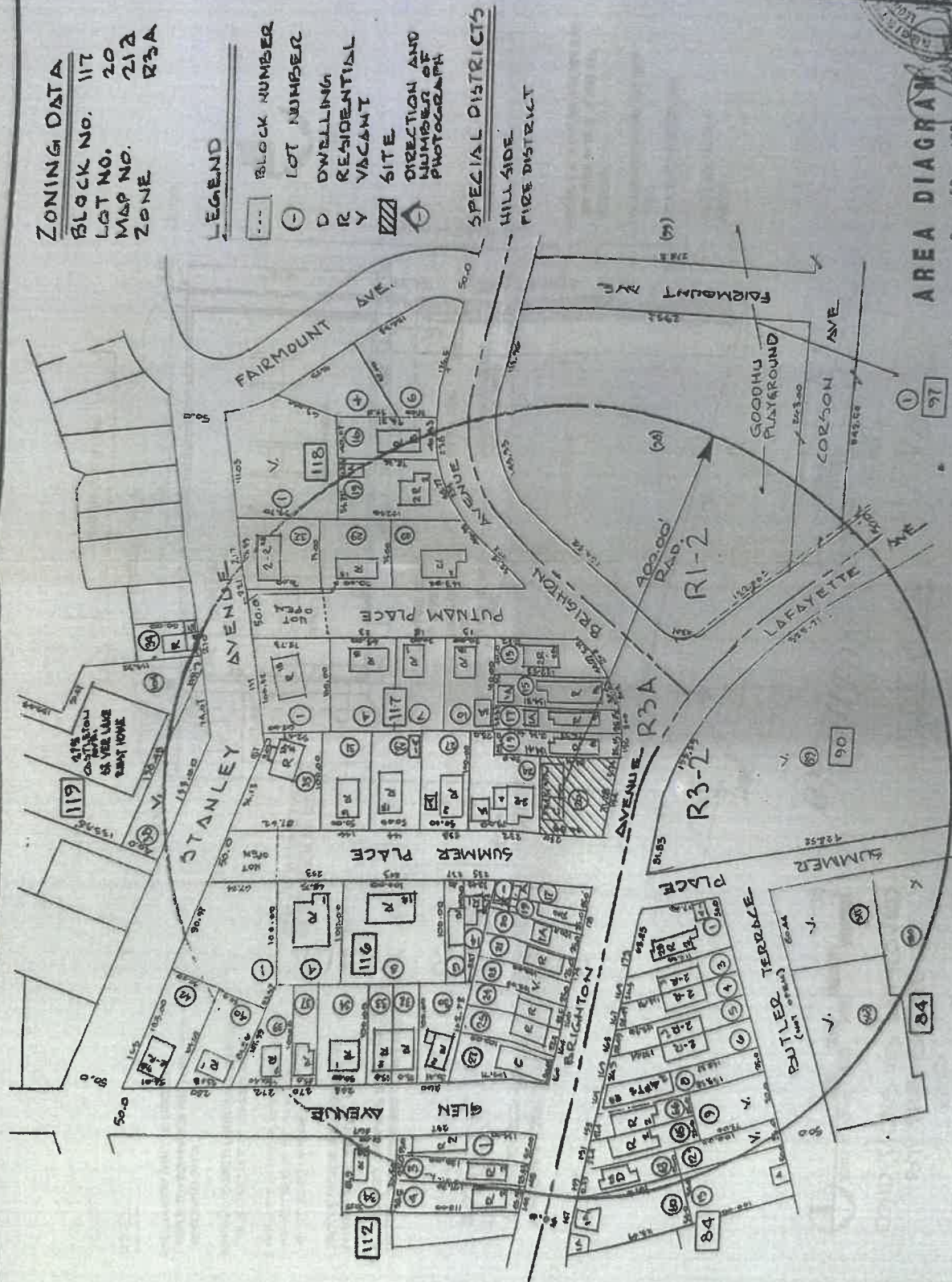
SPECIAL DISTRICTS

WILL SIDE

FILE DISTRICT

AREA DIAGRAM

Figure 1 is a map of the study area. It shows a small rectangle representing the study site, located in the central part of the map. The map includes a scale bar (0 to 100 km) and a north arrow.



SCALE 1/8" = 1'-0"

BRICK FACE

CLASS

EXISTING FOOTINGS

SCALE: 1/8" = 1'-0"

8" MASONRY WALL

5-10.

LINE OF CONCRETE
FINISHED FLOOR

EXISTING FOOTINGS

SECTION A-A

SCALE: 1/8"=1'-0"

ELEVATIONS & SECTIONS

CONDITIONS AS APPROVED
BY THE BOARD

AND PROPOSED CONDITIONS

[illegible]

The contract does not give duties or groups of one staff member responsible for construction, general, mechanical, electrical, plumbing, equipment or materials, structural, technical, equipment or procedures, or for safety procedures and programs in accordance with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. Always refer to the contract documents. Drawings are not to be used.



**rampulla
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1000 2nd Street S.E., N.W., 10000
 202-223-1234 - 202-223-1235

202

PH 1-13

PH 1-13

194 BRIGHTON AVE.
STATEN ISLAND
NEW YORK

ELEVATIONS AND
ELECTRIC

THE UNIVERSITY OF CHICAGO

Trade

2

(Faint handwritten notes)

WORK

7

Land Use - S Wheeler Ave (2010 Victory Blvd)

LEGEND

BLOCK #	BLOCK NUMBER
#	LOT NUMBER
	SUBJECT PREMISES
	EASEMENT

50	100	50
59	57	53
LOT DIMENSION	HOUSE NUMBER	

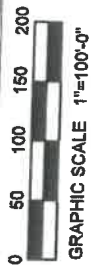
III = STORY HEIGHT
MD = MULTIPLE DWELLING
R = DWELLING
A = GARAGE
C = COMMERCIAL
I = INDUSTRIAL
M = MANUFACTURING
W = WAREHOUSE
⊙ = CAMERA POSITION

□ = VACANT
CF - COMMUNITY FACILITY
MU - MIXED USE COMMERCIAL AND RESIDENTIAL
⬆ = TRAFFIC SIGNAL
⬆ = TRAFFIC DIRECTION
B = BUS STOP (S44, S59, S94, X17)

DWELLING (1 & 2 FAMILY)
MULTIPLE DWELLING (+2 FAMILY)
COMMERCIAL
MIXED DWELLING/COMMERCIAL
INSTITUTIONAL/COMMUNITY FACILITY
OPEN SPACE/PARKLAND
MANUFACTURING
PARKING/AUTO/UTILITY
VACANT



RADIUS DIAGRAM



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No.	Revisions	Date
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2	Minor Clarification	06/22/2018
3	Revised Site Plan	12/22/2020
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718 987-3310 fax 718 987-1555 www.rampulla.net

Project title : PROPOSED EATING & DRINKING ESTABLISHMENT	Sheet title : 400' RADIUS DIAGRAM
drawn by : AA	checked by : JO
BSA CAL# 2010 VICTORY BOULEVARD STATEN ISLAND, NEW YORK	

project : 25-014	BSA RADIUS
1 of 13	

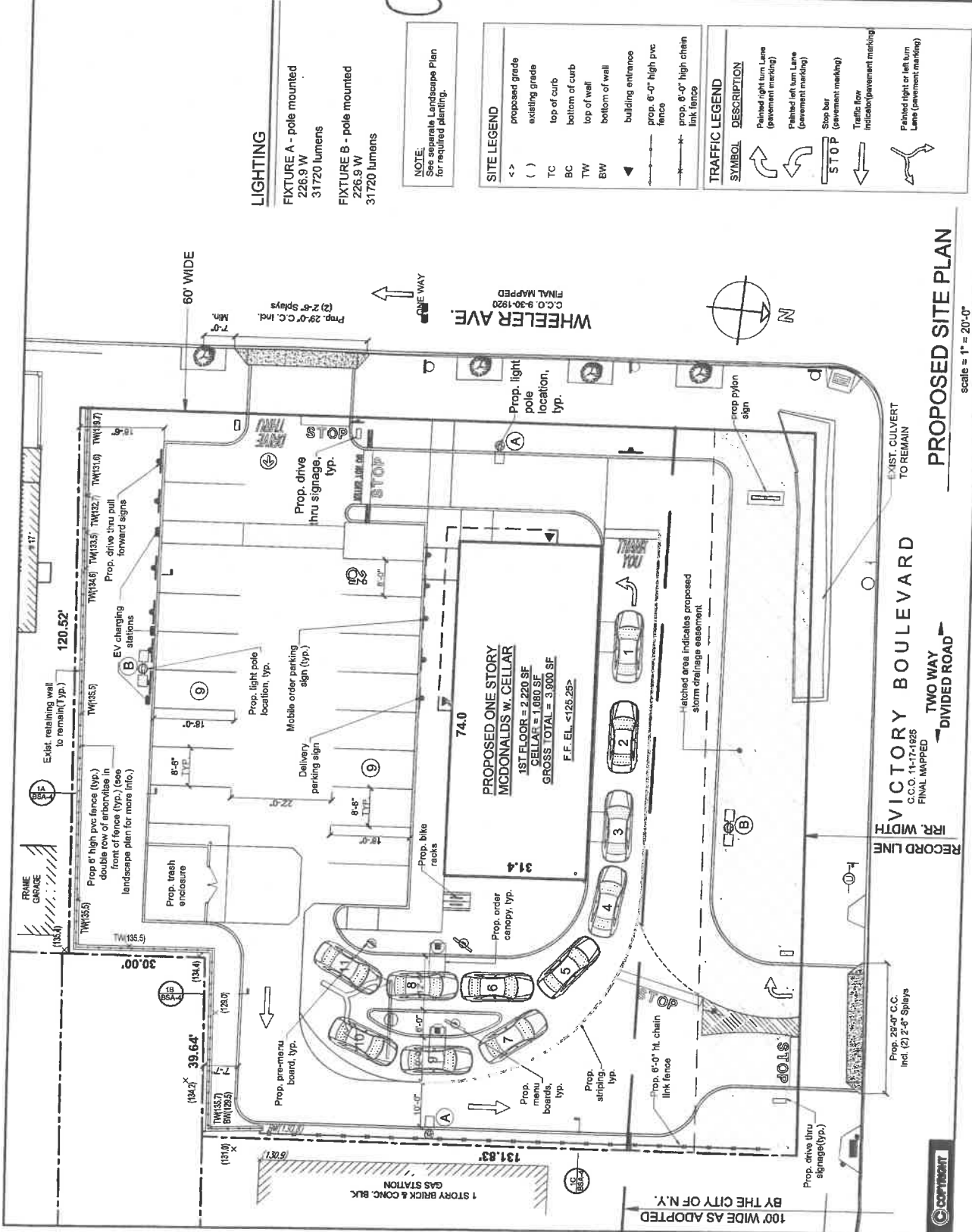
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9	BSA hearing comments	07/25/2023
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11	Enlarge Zoning Lot	02/07/2024
12	Revised Site Plan	04/28/2025
13	Revised as per prop. McDonalds	05/09/2025
14	Project Address Clarification	10/29/2025



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PROJECT TITLE :
 PROPOSED EATING & DRINKING ESTABLISHMENT
 5 WHEELER AVENUE
 AKA 2010 VICTORY BOULEVARD
 STATEN ISLAND, NEW YORK
 BSA Cal. No. 2025-42-82
 SHEET TITLE :
 PROPOSED CONDITIONS
 SITE PLAN

PROJECT : 25-014
 3 of 13
 BSA 2
 checked by : JO
 drawn by : TA



SITE LEGEND

- <> proposed grade
- () existing grade
- TC top of curb
- BC bottom of curb
- TW top of wall
- BW bottom of wall
- building entrance
- prop. 6'-0" high pvc fence
- prop. 6'-0" high chain link fence

TRAFFIC LEGEND

- Painted right turn Lane (pavement marking)
- Painted left turn Lane (pavement marking)
- Stop bar (pavement marking)
- Traffic flow indicator (pavement marking)
- Painted light or left turn Lane (pavement marking)

LIGHTING

- FIXTURE A - pole mounted
226.9 W
31720 lumens
- FIXTURE B - pole mounted
226.9 W
31720 lumens

NOTE:
 See separate Landscape Plan for required planting.

PROPOSED SITE PLAN
 scale = 1" = 20'-0"

VICTORY BOULEVARD
 C.C.O. 11-17-1925
 FINAL MAPPED
 RECORD LINE
 IRR. WIDTH
 TWO WAY DIVIDED ROAD

WHEELER AVE.
 C.C.O. 9-30-1920
 FINAL MAPPED

**PROPOSED ONE STORY
 MCDONALDS W. CELLAR**
 1ST FLOOR = 2,220 SF
 CELLAR = 1,680 SF
 GROSS TOTAL = 3,900 SF
 F.F. EL. <125.25'



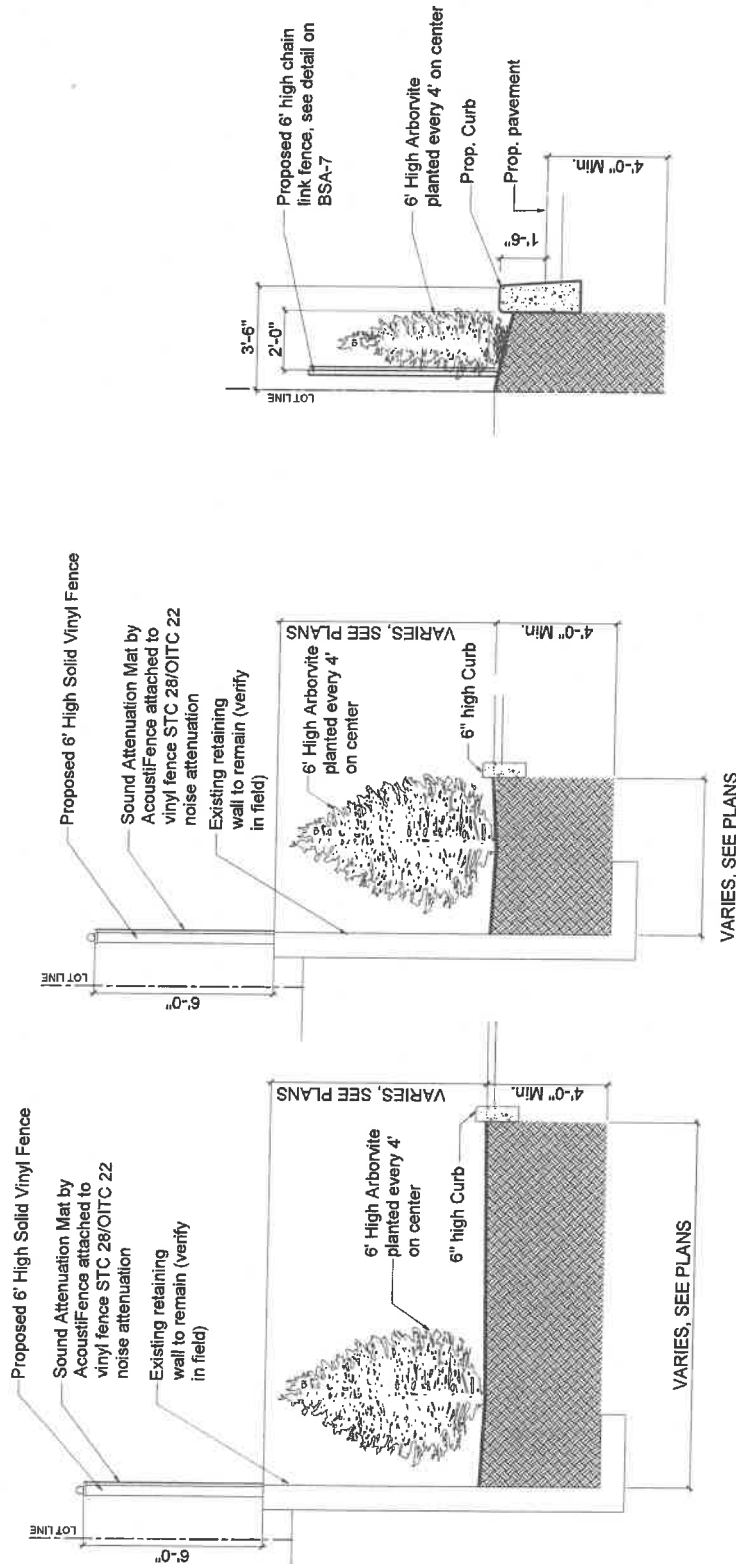
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Project title : PROPOSED EATING & DRINKING ESTABLISHMENT AKA 2010 VICTORY BOULEVARD STATEN ISLAND, NEW YORK BSA Cal. No. 2025-42-BZ	Sheet title : SOUND PLAN PROPOSED CONDITIONS
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drawn by : TA	checked by : JO	BSA 4
project : 25-014		5 of 13



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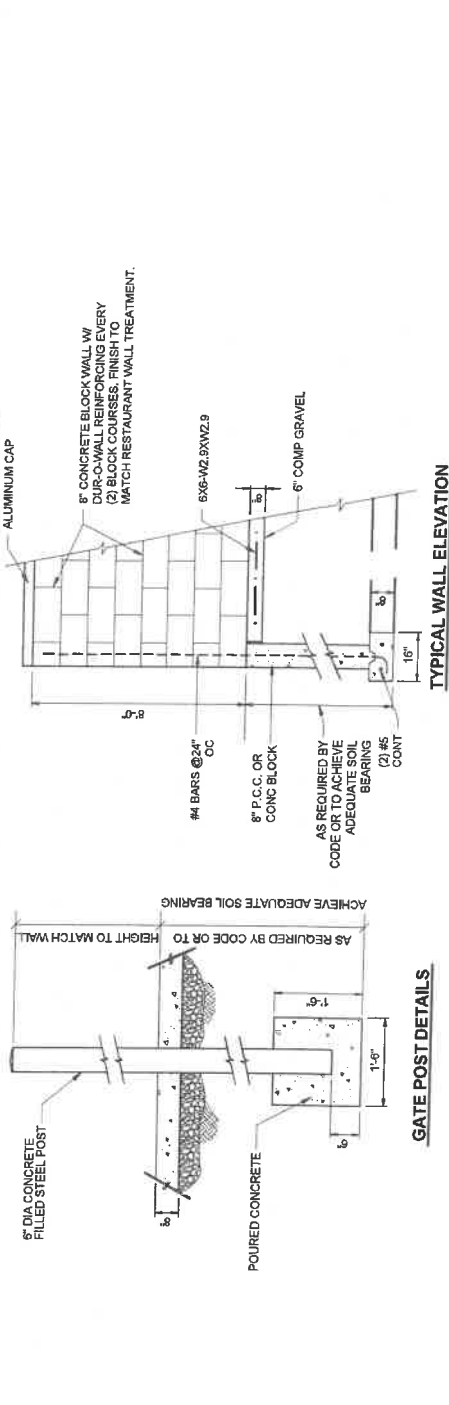
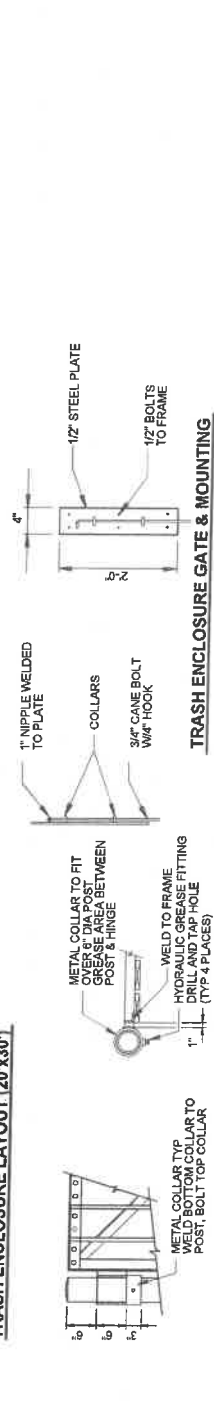
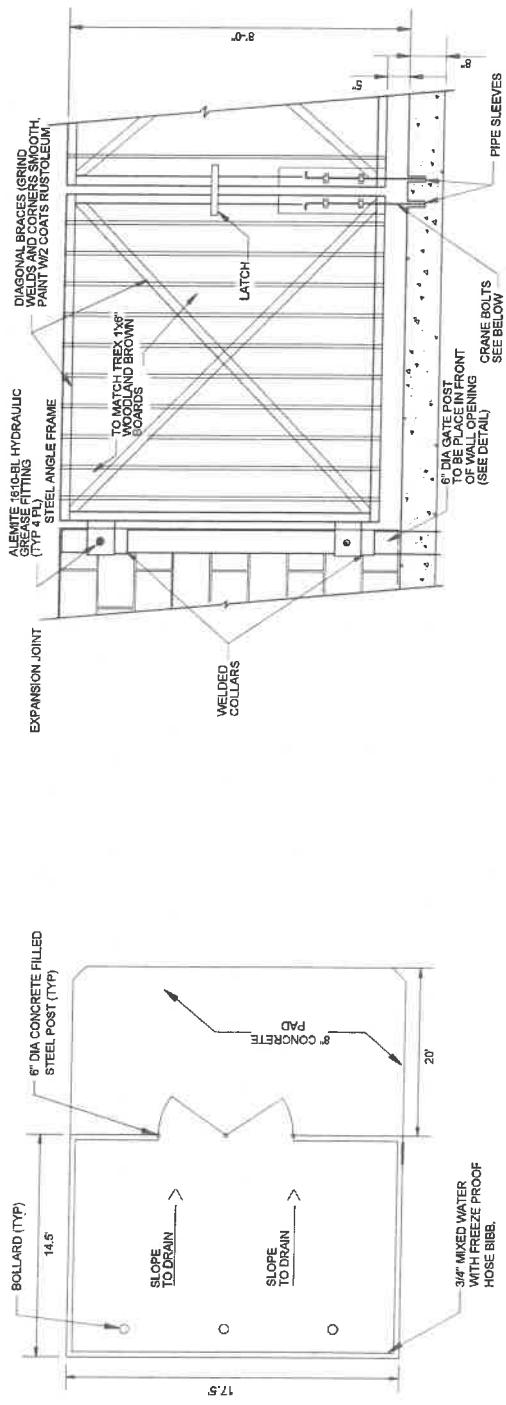
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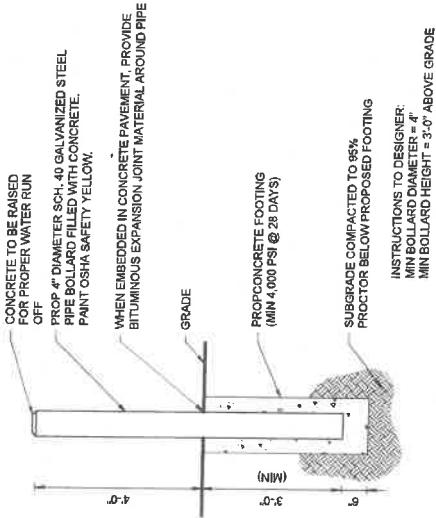
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BSA Cal. No. 2025-42-BZ

Sheet title :
TRASH ENCLOSURE DETAILS

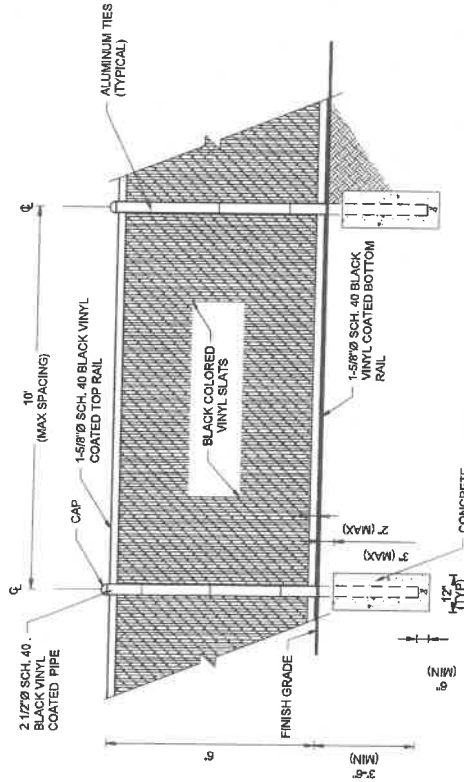
drawn by : TA
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Project : 25-014
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- NOTES:
1. BOLLARDS MUST COMPLY WITH IFC 312.
 2. SEE SITE PLAN FOR BOLLARD SPACING IN MULTI-BOLLARD INSTALLATIONS (SEE OCC. MAX).
 3. BOLLARD MUST BE 3' MIN FROM PROTECTED OBJECT

INSTRUCTIONS TO DESIGNER:
MIN BOLLARD DIAMETER = 4"
MIN BOLLARD HEIGHT = 3'-0" ABOVE GRADE



NOTE:
ALL FENCE COMPONENTS TO BE BLACK VINYL COATED.
ATTACH FENCE FABRIC AT 12" INTERVALS VERTICALLY AND 20" HORIZONTALLY.

TWO-BIKE, 2 1/2\"/>

CONCRETE WALK

CONC. FOOTING, 4000 P.S.I. COND. @ 28 DAYS

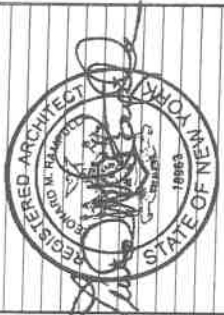
BUILDING WALL

MIN. REQUIRED AREA FOR BICYCLE PARKING

TWO-BIKE, 2 7/8\"/>

PLAN VIEW

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BSA 7

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6 FT BLACK VINYL CHAIN LINK FENCE WITH SLATS

ZONING COMPLIANCY

LOT AREA	*APPLICABLE ZONING SECTION	MAXIMUM ALLOWED	MINIMUM REQUIRED	PROPOSED	IN COMPLIANCE YES/NO
LOT WIDTH	N/A	N/A	N/A	24,746	N/A
USE GROUP(S)	32-16	I, II, III, IV, V, VI	-	VI	YES
FLOOR AREA (COMMERCIAL)	33-121	24,746.0	-	2,220	YES
FLOOR AREA (TOTAL)	33-121	24,746.0	-	3,900	YES
FLOOR AREA RATIO	33-121	1.6	-	0.16	YES
OPEN SPACE	N/A	N/A	N/A	N/A	N/A
OPEN SPACE RATIO	N/A	N/A	N/A	N/A	N/A
LOT COVERAGE (%)	N/A	N/A	N/A	N/A	N/A
NUMBER OF DWELLING UNITS	N/A	N/A	N/A	N/A	N/A
WALL HEIGHT	33-431	30'-0"	-	20'-0"	YES
TOTAL HEIGHT	N/A	N/A	N/A	N/A	N/A
NUMBER OF STORIES	33-431	SKY EXP.	N/A	1	YES
FRONT YARD	N/A	N/A	N/A	N/A	N/A
SIDE YARD	33-25	-	0'-0" or 8'-0"	8'-0"	YES
REAR YARD	33-26	N/A	20'	N/A	YES
SETBACK(S)	33-431	N/A	20'	0	YES
SKY EXPOSURE PLANE (SLOPE)	33-431	-	1 TO 1	1 TO 1	YES
NUMBER OF PARKING SPACES	36-21	-	15 REQUIRED	*18 PROVIDED	YES
LOAD BERTH(S)	36-62	-	0	0	YES
BICYCLE PARKING	36-712	-	2 REQUIRED	2 PROVIDED	YES
REFUSE STOR.	37-94	-	MIN. 50' FROM ANY STREET LINE	95'-8"	YES

* 15 Required Parking Spaces provide plus 3 Voluntary Spaces for a total of 18 Accessory Off-Street Parking Spaces.

CURB CUTS

As per Sec 36-57 ZR.
Maximum Length: 24'-0" (excluding splays)

CURB LEVEL CALCULATION

124.23 + 120.3/2 = 123.3
120.3 + 126.9/2 = 123.6
122.3 + 123.6/2 = 122.95
Curb Level at 122.95

ZONING DATA

BLOCK 723
LOT 184
ZONING C1-1 WITHIN R3-2
MAP 21-B
COMMERCIAL LOT AREA 24,746.0 SF
BULK REGULATION FOR C1-1

Regulation for general retail district

C1-1 applicable
General retail = 1.6 Max. FAR as per 33-121 ZR.
Rear yard = 20.0' min. as per sec 33-26 ZR.
Side yard = 0.0' or 8.0' as per sec 33-25 ZR.
Front yard= Not required

ZONING CALCULATIONS

Total lot area 24,746.0 SF
Max. FAR = 1.6 Eating & drinking establishment
Lot area = 24,746.0 sf x 1.6 = 39,593.6 SF
GENERAL RETAIL AND OFFICE
First floor: 2,220 sf
Cellar: 1,680 sf (Not included)
TOTAL = 2,220 sf
0.09 < 1.0 : OK

PARKING CALCULATIONS

As per Sec 36-21 ZR & 32-186 (b)
for eating & drinking establishment use group VI
parking category A2 space shall be provided for every 150 s.f. of floor area
total floor area = 2,220/150 = 14.8 spaces required = 15
18 spaces provided: OK (15 Required & 3 Voluntary)
5% hc parking spaces req'd
18 x .05 = .9 total (1) one H/C parking space required
1 hc parking space provided therefore OK.

LOADING BERTHS

As per Sec 36-62 ZR.
Commercial use, first 8,000.0 sf not required
Total proposed floor area= 3,900.0 sf.
Therefore no loading berths required

STREET TREES

As per ZR 33-04 & ZR 26-41
1 tree per 25' of frontage
Victory Blvd 160'/25 = 6.4 (6) street trees
Wheeler Ave 162.25'/25 = 6.4 (6) street trees
12 street trees required
4 street trees provided on Wheeler Ave
8 trees to be planted elsewhere or paid into the tree fund

SITE NOTES

All existing structures and walls to be demolished as req'd. to allow for proposed building.

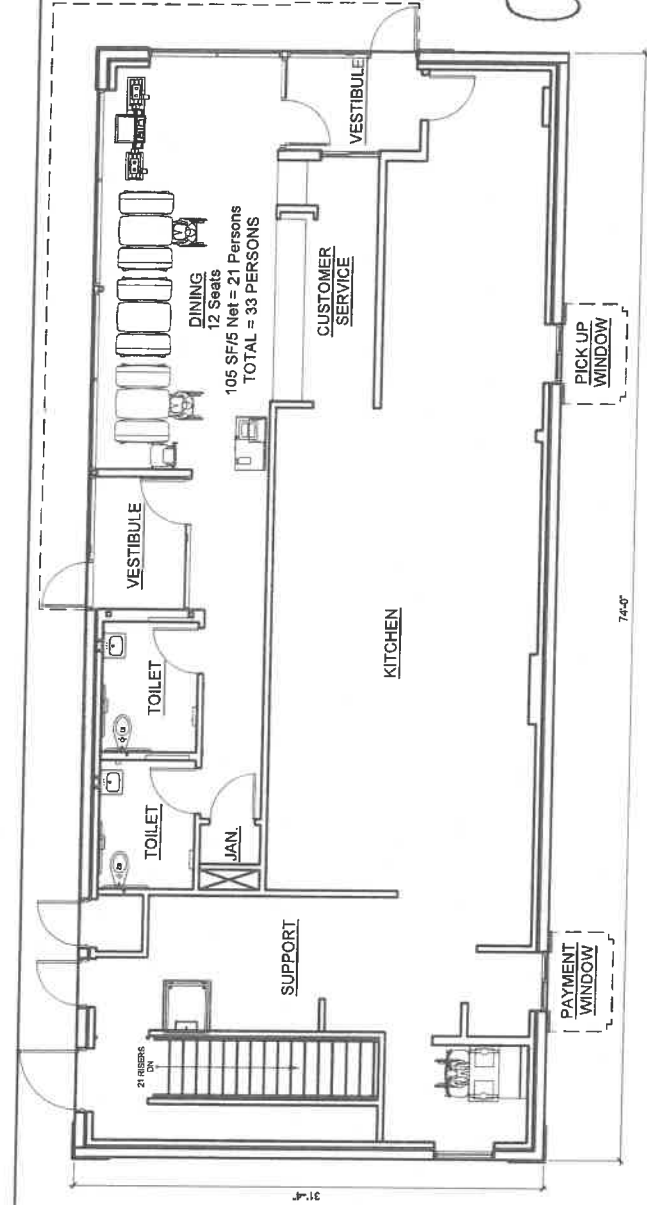
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14	Project Address Clarification	10/29/2025



155 3rd Street, Staten Island, New York 10306
718.987-1310 fax 718.987-1565 www.rampulla.net

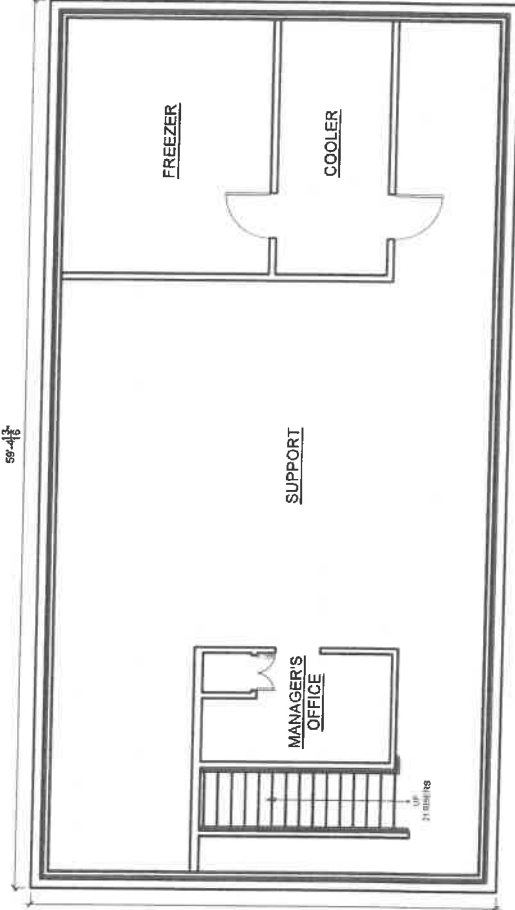
Project Title :	PROPOSED EATING & DRINKING ESTABLISHMENT
drawn by :	TA
checked by :	JO
BSA Cal. No. 2025-42-BZ	5 WHEELER AVENUE AKA 2010 VICTORY BOULEVARD STATEN ISLAND, NEW YORK
Sheet Title :	PROPOSED CONDITIONS ZONING COMPLIANCE

project :	25-014
9 of 13	
BSA	8



FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



CELLAR PLAN

Scale: 1/8" = 1'-0"

BSA PLAN NOTE:

"DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan's configuration(s) not related to the relief granted." "Interior layout as shown shall substantially conform to drawings filed at BSA, and all exits shall be as approved by DOB." "Maximum occupant load per floor and per space shall be as approved by DOB."

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2	Minor Clarification	06/22/2018
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rampulla associates architects, l.l.p.

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Sheet title :	PROPOSED CONDITIONS RESTAURANT FLOOR PLANS

project :	25-014
BSA	9
10 of 13	

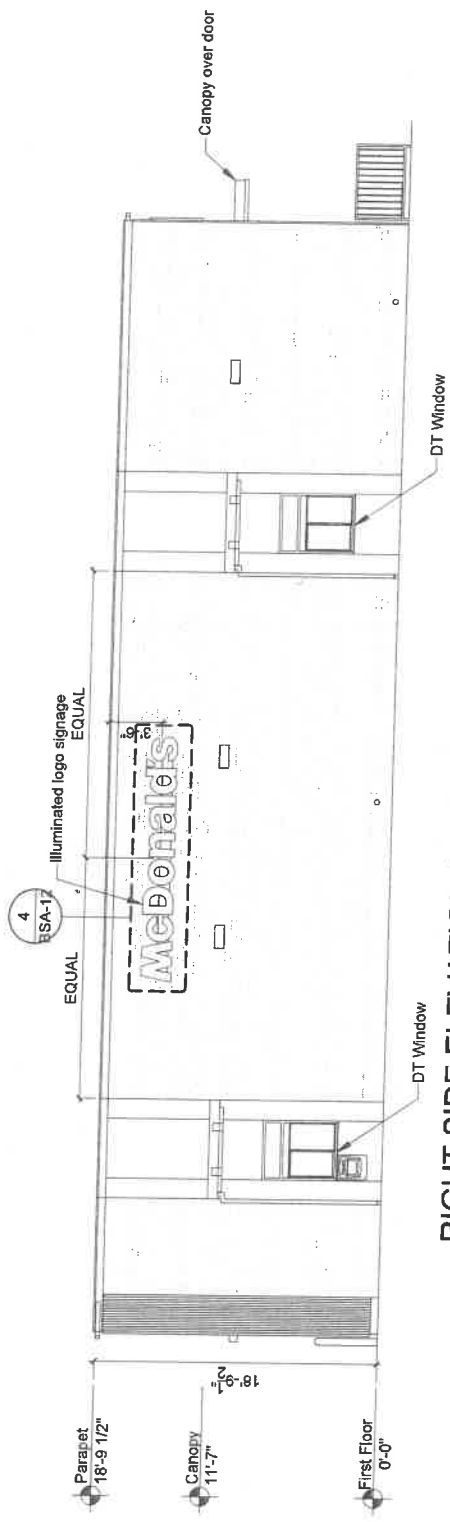
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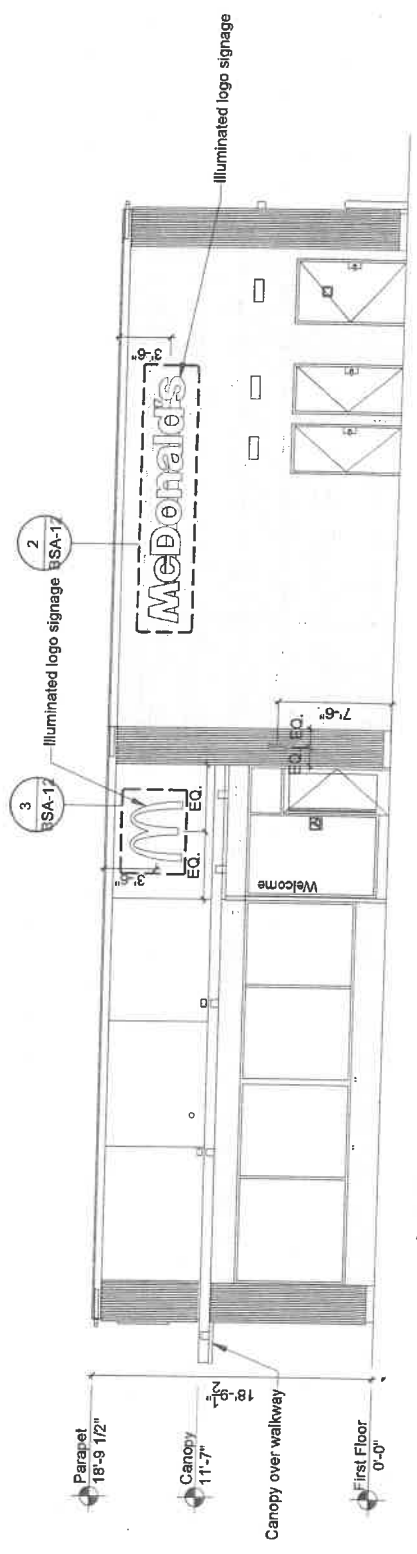
project title :
PROPOSED EATING & DRINKING ESTABLISHMENT
5 WHEELER AVENUE
AKA 2010 VICTORY BOULEVARD
STATEN ISLAND, NEW YORK
BSA Cal. No. 2025-42-BZ
sheet title :
PROPOSED CONDITIONS
RESTAURANT ELEVATIONS

drawn by : TA
checked by : JO
project : 25-014
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RIGHT SIDE ELEVATION (NORTH)

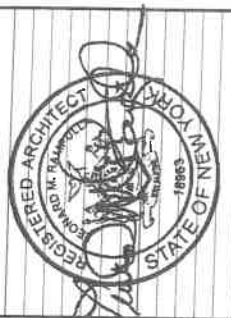
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LEFT SIDE ELEVATION (SOUTH)

Scale: 1/8" = 1'-0"

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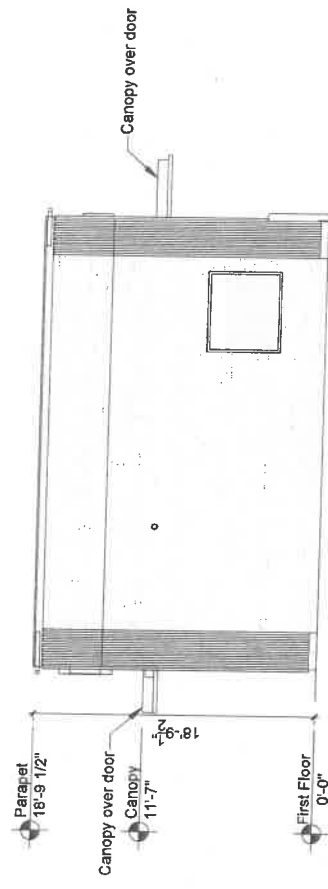
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associates
architects, l.l.p.

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AKA 2010 VICTORY BOULEVARD
STATEN ISLAND, NEW YORK
BSA Cal. No. 2025-42-BZ

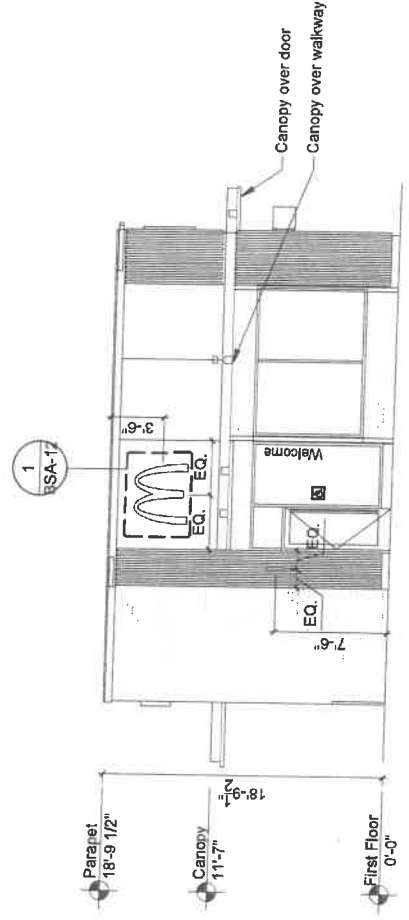
Sheet title :
PROPOSED CONDITIONS
RESTAURANT ELEVATIONS

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project 25-014		12 of 13



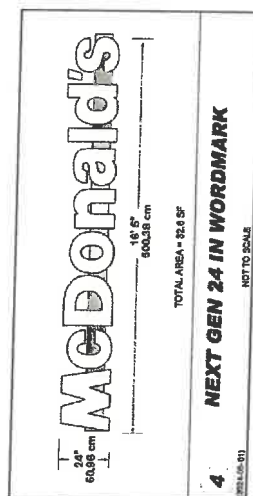
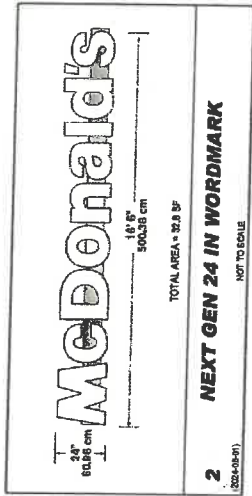
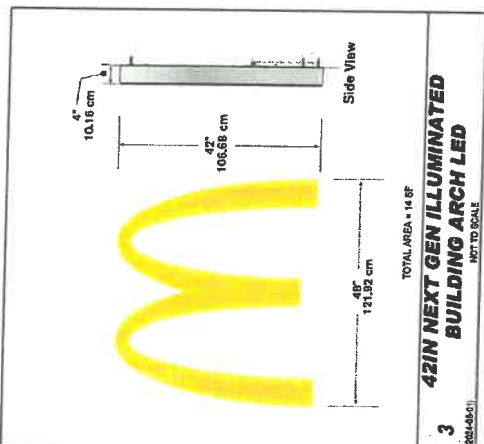
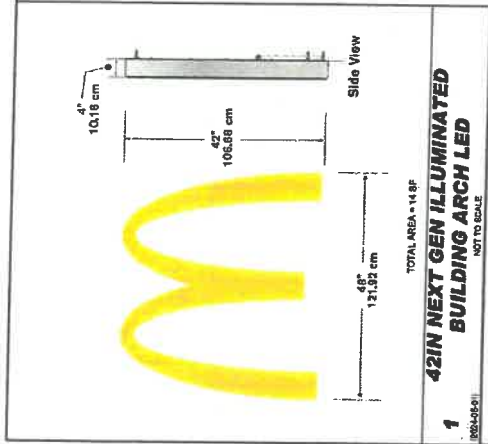
REAR ELEVATION (EAST)

Scale: 1/8" = 1'-0"



FRONT ELEVATION (WEST)

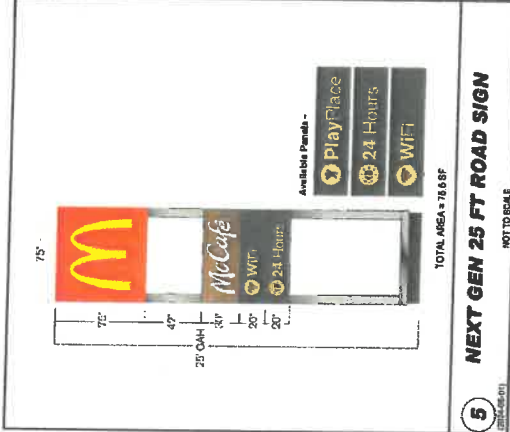
Scale: 1/8" = 1'-0"



SIGNAGE CHART			
Sign	Type	Size/Sq.Ft	Height
1*	Illuminated	4'-0" x 3'-8" = 14.00 sq.ft.	17.2'
2	Illuminated	16'-5" x 2'-0" = 32.8 sq.ft.	16.4'
3	Illuminated	4'-0" x 3'-8" = 14.00 sq.ft.	17.2'
4*	Illuminated	16'-5" x 2'-0" = 32.8 sq.ft.	16.4'
5*	Illuminated (Double sided pylon sign)	8'-3" x 8'-3" = 39.06 sq.ft. per side, 78.13 sq.ft. total	25.0'
		*Total fronting Wheeler Ave: 53.06 sq.ft.	
		*Total fronting Victory Blvd: 71.86 sq.ft.	

*MAX ILLUMINATED SIGNAGE AREA = 50 SF PER STREET FRONTAGE FOR CORNER LOTS AS PER ZR 32-643

*MAX SIGNAGE HEIGHT = 25' AS PER ZR 32-655



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project title : PROPOSED EATING & DRINKING ESTABLISHMENT AKA 2010 VICTORY BOULEVARD 5 WHEELER AVENUE STATEN ISLAND, NEW YORK BSA Cal. No. 2025-42-BZ	sheet title : SIGNAGE DETAILS
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drawn by : TA	checked by : JO
project : 25-014	BSA 12
13 of 13	

Community Board 1 Full Board Meeting, Tuesday, October 14, 2025 – 6:30 P.M. – St. Mary's Episcopal Church, 347 Davis Avenue

Nicholas Siclari, Chairman

Meeting started at 6:31 PM

Members

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

Office Staff

Joan Cusack, District Manager
Linda Maffeo, Community Coordinator

Guests:

Councilwoman Kamillah Hanks, Michael Arvanitis, Marie LaFrancesca, Dawn Clarity, Congresswoman Nicole Malliotakis, Agnes McBeth, Joseph Homsey, Staten Island Borough Parks Commissioner, Katrina Toal, Chief of Staff, Parks, Nicole Brooks, Bruce Lauria, Jermaine Williams, Jackson Tam, John Shea, Mike Columbo, Gabrielle Lerner, Victoria Carstensen, Scott Kerr, Michael Morrell, Cathleen Kenny, Lorri Senle, Thomas Bond, Dan Flamhaft for Charles Fall, Michael J. Perlo, Vanesa Limani, Mayors' office, Makeda Campbell, Ehitogie Obamagbon, James Smitt, Andrew Dorman, Det. Conner, PO Woody, Mario Buonviaggio, Kelly Yim, Terry Troia, Lindy Peter Crescitelli, Mark Albin, Ken Tirado.

Meeting called to order by Chair, Nicholas Siclari
Pledge of Allegiance

Roll Call and attendance waiting for a quorum.

Nick Siclari, Chair introduced the New Parks Borough Commissioner, Joseph Homsey.

"I am a Staten Islander, joined by my Chief of Staff Katrina Toal and Nicole Brooks, North Shore. I was chief of staff for 6 years". A few Capital Projects happening. Clove Lakes Park pathways under construction. Opened up Waterfront Faber Park Basketball courts a few weeks ago. Also the Mary Cali Dalton Recreation Center, State of the Art Rec Center. Not a full replacement of Cromwell but the next step. That is just a snapshot of the projects we have. We celebrated with the New Brighton Citizens Committee yesterday for the renaming of Skyline Park to Cottages Hill New Brighton Park. I appreciate the support of the community board as well as the civics. Although it's early, start thinking about being a lifeguard next summer. Go to the Parks website for the qualifying tests. Vital Parks Explorer online has a grading system. You can see how all the projects are going in real time. Finally thank you because we couldn't do what we do without CB's and Civics.

Q&A

Street trees - 125,000 street trees on Staten Island. We have a census for trees. Don't touch those trees. Let an arborist inspect it. Call 311 for a tracking number.

Question about Sanitation in the Parks should be doing a better job. Mr. Homsey said they will look into the schedule and see why the garbage has not been picked up.

Question regarding the Porta Potty serviced in Clove Lakes Park. Mr. Homsey said they will check it.

Question about Silver Lake Park Road changes. Hoping the Parks Department is monitoring the safety of the Park users. There is a very narrow trail for runners, cyclists, etc. Mr. Homsey said the road is open to the vehicles now. Road closures for the holidays are based on the DOE school calendar.

Nick Siclari, Chair introduced Councilwoman Kamillah Hanks:

Michael Arvenitis will be doing a presentation about the Transportation Study later on that we just completed.

Welcome everyone! I am here to speak about the propositions in the back of the ballot on November 4th Election Day. This is very important for Staten Islanders. A few months ago we had the Charter Revision. One of the questions is, Do you want to make New York more affordable? That is a misleading questions because everyone wants this. What they actually want to do is take the power away from you. We come here to figure out what's going on in our neighborhoods. This is saying the City Council members, your vote doesn't matter that our no doesn't really mean a no and go directly to BSA. These ballots are saying we are not building enough affordable housing, so they want to go passed the Councilmember and do whatever we want. My job is to take what you say and go to City Hall. We are not against affordable housing but we want to protect our way of life in certain areas. We want to be able to negotiate where developing and zoning are so important. It means it takes away the communities voice. Understand what the ramifications are. Tell your neighbors.

Michael Arvenitis - First question is statewide ballot question. Proposal 1 Adirondack Amendment at resolving a decades old land issue centering around the Mount Van Hoevenberg Olympic Sports Complex, a state-operated facility near Lake Placid. Proposal amends the constitution to allow the state to use up to 323 acres of Adirondack Forest Preserve land for Nordic Skiing and Biathlon trails. In return, NY would be required to purchase and add 2,500 acres of new land to the Adirondack Forest Preserve. This transfers power to the City Planning Commission. This changes the ULLURP process to an advisory vote with no negotiations. The 4th question is the BP Topographical Unit will be eliminated and removed to City Planning.

Taking the power away from someone on Staten Island and giving it to a Queens representative. The ULLURP power will be taken away from all of us.

Councilwoman, Kamillah Hanks said we want to be building here and St. George and Stapleton likes that, etc.

Michael Arvenitis, Transportation study: we gave out 4,000 surveys and received 1,000 back about ferries and local bus service and the lack of connectivity between them. When the bus leaves before the ferry gets there. Advertising on local buses. Another fare and toll hike. We will utilize the information to hopefully makes changes. How to speed up buses, etc. (please see video for more information).

Secretary, Loretta Cauldwell – Attendance taken and we have a quorum.

Public Session -

Makeda Campbell – Jessica Scarcella Spanton's office - Veteran's BBQ, October 26th at the Hillside Swim Club, 159 Signs Road from 1-4 PM. In partnership with Senator Lanza's office. Thanksgiving Showcase - submitting essays, poems, songs, etc. what they are thankful for. Deadline

11/21. Mobile offices on a weekly basis at places of worship, schools, parks etc. This week we are at Rab's from 10-12. Thursday at PS 46. On 10/17 at the West Brighton Community Center from 9:30-11AM.

Cathleen Kenny, Assemblyman Sam Pirozzolo's office – Sam is voting no on the Ballot Proposals. Proposals 2-4 intend to strip the community decisions occurring in our neighborhoods.

New Yorkers should begin to receive the inflation refund checks. Cathleen received the garbage can reimbursement check.

Agnes McBeth, Community & Youth Liaison, Office of DA McMahon's office – Agnes McBeth with Jack Barlow - Crime continues to trend in the right direction. We aware many people don't feel safe. Horrible homicide last week. Scams are increasing due to the holidays coming up. There is a brushing scam, you receive a package with a QR code, when you scan it you download malware.

We prosecuted a case last week Rayquan Douglas and Dustin Johns pled guilty to robbery in the second degree of a smoke shop in West Brighton. Sentence is 8 years behind bars and 5 years post supervision.

Upcoming events - October 25th No questions asked Cash for Guns in partnership with the NYPD, 27 Hudson Street, 10-4 pm. October 26th Graffiti Clean-up, at 8am. If you have a location that needs attention, please submit.

Mario Buonviaggio, Port Richmond North Shore Alliance – Port Richmond North Shore Alliance - Port Ivory News - Trucking issues. The borough commissioner of DOT took the lead on this. Found only 1 shoot open in the morning. they opened two more and an hour earlier. The issues of traffic have dramatically dropped. Link: Panynj.gov/portauthorityalerts for updates. Traffic has dramatically dropped but speed has increased. This was forwarded to the NYPD. There is a smell of Diesel fuel. We will get Parks involved to plant more trees which will be used as a sound cushion also. Thank you to the executive members of Port Liberty and all the agencies.

Jermaine Williams – NYPD - We have Q-teams for the 120 Precinct but also call 311 for a record of calls. We are working on the 121 Precinct.

Detective Conner, 120 Precinct - Use the 311 system so you can get a call back.

Kelly Yim – Manager, Stapleton Library – October 25th Halloween celebration, haunted library component, mask-making, 11-3pm.

Ken Tirado, SI Arts - Performance-type stuff before Covid. We are a funding organization. We give out 450,000 in grants to the community. New grant cycle this Fall. We do workshops for the process to qualify for these grants. Website and Facebook page. Started in the summer doing a podcast. Every fourth Tuesday of the month. There is a link on our website. New Executive director Jermaine Smith. We will have a meet and greet. I was a member of the community board for 10 years and it's nice to come back.

Terry Troia - Invite everybody to the New World Prep Charter School Grand opening on the corner of Sharpe Avenue and Richmond Terrace, Saturday November 15th from 10-12 pm. Kindergarten through 5th Grade. Open House on Thursday, November 6th, 4:30 to 6pm at the Middle School.

Dan Flanhaft - Intern at Charles Fall's office introduced himself.

Lindy Peter Crescitelli - Thursday, October 16th 7PM, 76 Franklin Avenue, Christ Episcopal Church, New Brighton, Annual Meet your Elected Officials.

Want to thank the Community Board regarding the name restoration for New Brighton Park and Plans for the Esplanade World War II Memorial. We planted the bulbs in the rain. Thanks for the support.

Voting ballots – The Mayor shouldn't have control over us and give us no power. Very important to vote no (speaking as a resident).

Mark Albin – 400 block of Hylan Blvd. Colton Street between Hylan Blvd and Clifton Avenue. It is a staircase that belongs to the city. There are bushes, dead trees, rats, etc. I was here last year and nobody helped. Smoking cigarettes and throw their cigarettes in the brush. I hold electeds accountable if there is a fire. If nobody wants to maintain this, take it away. I have been dealing with this for 30 years.

Public Session concluded.

Chairman Nick and Motion to accept the minutes in the packet.

Officers' Reports in the packet.

First Vice-Chairman, Anthony Cosentino – I will wait for the other committees to speak.

Second Vice-Chairman – Catherine Schiavone – No report.

Third Vice-Chairman, Friday Ogbewe – No report. Encourage the members of the area committees to attend the meetings because we need a quorum.

Secretary, Loretta Cauldwell – No report.

Treasurer, Sunny Jain – Report in the package

Chairman, Nicholas Siclari – Congratulate Tatiana Sabatelli. Please attend the meetings like Friday said. They are virtual.

Parliamentarian, Catherine Schiavone – No report.

Sergeant at Arms, John Guzzo – Absent.

District Manager, Joan Cusack – All good.

Functional Committee Reports:

Land Use, George Turner – Two presentations. It wasn't a voting situation. The School Construction Authority. New School proposed on Wall Street. They are looking at this location. We were thinking of making a committee to find other locations. There is a parking issue there. We expect to hear back from them. The other issue, plan for a 14-story building, 198-208 Richmond Terrace. Proposed 100 units with the issue of parking. Having a high school there and 100 apartments is too congested. It is built up against a hill with a lot of rock. It is expensive for them to remove that. Eric Palatnik is the consultant and I asked him to review that. They will come back to us for a vote. Q&A – It is next to the River North site. There is a R-7 next to it. They are trying to get the BSA to connect that.

Waterfront, Joe Ahlstrom – Excused.

Public Services, Sunny Jain – NYEDC projects are in progress. Thank you Kamillah Hanks. I proposed a grocery store. The project is on time.

Youth Services, Katheleen Coen & Mohan Radhakrishna – We had a meeting. We had two members of the SI Parks staff. Shout out to the new Borough Commissioner. He has a wonderful staff. Representatives from NYC Parks presented a free After School Programs for children. A lot of their activities are at Walker Park. Our next meeting will be hearing from NAMI, National Alliance for Mental Illness. They support the individuals and the families with mental illness. They work with youth and adults, veterans, etc. If anyone wants to join the Youth Committee, you are welcome.

Mohan Radhakrishna – Cricket on Staten Island. They have been playing here for 153 years. From Australia, England, they come to play here. We want to get the youth involved. We show the kids the game. They have a summer camp with two coaches. We want to encourage more youth.

Q&A – Age range is 7-15 years old. Lillian Lagazzo said she never heard of Cricket. Please let the schools know. Mohan said he did contact the principals and haven't heard anything back. We need it on Staten Island.

Rules & Legislative Affairs, Anthony Cosentino/Catherine Schiavone – Two motions. Motion II we will put off until next month. Motion I, to change the Parks and Recreation Committee from a temporary committee to a functional committee. The change will be entered into the Bi-Laws. We will address this again next month.

Budget & Finance, Anthony Cosentino – Great virtual meeting. I have the completion of the budget. We have to complete the budget process with the city.

Transportation, Catherine Schiavone – Nick, Chairman said we have a new chair, Catherine Schiavone. First meeting will be in November.

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

Labor, Robert Holst – Excused.

Parks & Recreation, Anthony Cosentino – Parks is moving ahead quickly with a lot of projects. Cottages Hill unveiling name change. There were many people there. Ribbon-cutting for the Faber Park Children's basketball courts.

Cultural Affairs - Anthony Sgarlato – No meeting or minutes. We will have a meeting next month.

Health and Human Services, Fran Reali –

New Brighton/St. George/Tompkinsville, Claudette Duff – We had a meeting on 9/16. We had a few liquor licenses that we approved. We did not approve The Loft at 430 St. Mark's Place Rooftop establishment. We didn't feel comfortable. They will be at the Full Board next month with a petition together. Please attend next week for a quorum. The Bike tour will be back to answer questions.

West Brighton/Randall Manor, Anthony Cosentino – Report in the packet.

Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Joe Ahlstrom – Mike Morrell said we had two Cannabis Dispensary applications and Victory Blvd and Clove Road and Westcott Blvd and Victory. One was tentatively approved and the other not approved.

Rosebank/Shore Acres, John Guzzo – Absent. Nick said we have to get John Guzzo on Virtual.

Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner – No meeting.

Stapleton/Clifton/Concord, Peter Lisi- We meet third Thursday of every month. Over 107 interesting ways to say hello. The Coupe, liquor license, no objection. Suggestion to Install a dog park on the North Shore on Front Street. Asking DOT 4-way stop sign at the corner of Steuben Street and Mosel. Stapleton may need a new community center. The McDonald's family was going to put a Kroc center in Stapleton. Perhaps they will revisit it. Recreational facility in low-income neighborhoods. They were going to put one on Vanderbilt and Bay Street. They build them often. That would be great to see that happen. We have a huge flooding problem on Bay Street and Prospect Street. The corner pizzeria gets flooded and the Barber shop gets flooded. MTA bus stop that has 2 dozen lawsuits because of this. All agencies have to be involved. I watched the DEP and DEC move a fire hydrant over for pedestrian ramps. Event coming up in Tappan Park, Holiday Tree Lighting and Toy Give-away. It remains for 30 days. You can register to get a toy. Tappan Park is inundated with drug use. This will bring a bright light to the park. Honor two gentlemen that I personally knew. One of them involved in the Democratic party and one in the Republican Party. One was John Antonelli. Teacher and educated who was a community staple. Served in the Navy and obtained a Masters' degree in education and taught children computers. Paul Casali, known for his humor, generosity and compassion. Loved theater and short films. Public advocate for his neighbors and cared for countless animals. Street naming should be named after these two individuals. Quote: "Laziness kills ambition, anger kills wisdom, fear kills dreams, ego kills growth, jealousy kills peace, doubt kills confidence. Now backwards, ambition kills laziness, wisdom kills anger, dreams kill fear, growth kills ego, peace kills jealousy, confidence kills doubt."

Nick Siclari, Chair said please try to be here on time.

Old Business – None

New Business – None

Meeting Adjourned – 8:02 pm

By-Laws

Community Board 1
Motions for Full Board Meeting
Tuesday, October 14, 2025

Monday,
Nov. 10th

I. Motion 1

A motion to amend the bylaws Article VIII: Committees and Reports, Section 1 to **add Parks and Recreation Committee as a permanent functional committee as Item #9.**

a) Section 1

- i) **Add Item 9. Parks and Recreation Committee. Identify and report on improvements and maintenance of NYC Parks Department parks and recreation centers.**

- (1) Due to the growing needs for improvement and maintenance of parks and recreation facilities, the Parks Committee should be upgraded from an Ad Hoc Committee to a permanent functional committee. The title of which should be Parks and Recreation.

This motion was discussed by the Rules and Legislation committee and was unanimously approved.

II. Motion 2

A motion to amend the Standard Operating Procedures of the Bylaws, General Full Board Meetings

a) Section 1

- i) Strike the entire section

~~All motions coming from Executive Committee must be first sent to the Executive Committee. If for some reason the Executive Committee does not meet to consider the motions, or if there are extenuating circumstances (i.e. where time is of the essence), a motion may be made during the committee report to suspend the Rules in order to consider that motion outside of the normal course of the business. If the Rules are suspended, then the Chairperson will open the floor for debate on the new motion. The motion to suspend the Rules will require a second and a majority vote.~~

This is not currently being done and should be stricken.

b) Section 2

- i) Amend section 2 by striking language from the second line of the paragraph:

The motion must be submitted in writing and seconded.

- ii) Amend section 2 by striking part of the third line of the paragraph:

*The Board Chairperson will have the authority to **may** send the motion to the appropriate committee for its consideration.*

- iii) Add to section 2

If the motion is not referred to committee, then the Chairperson will open the floor up for debate on the new motion. A vote will then follow.

- iv) Amend section 2 by striking the remainder of the paragraph

~~If for some extenuating circumstance (i.e. where time is of the essence); the motion cannot wait to be sent to a committee, a motion may be made to suspend the Rules in order to consider that motion outside of the normal course of business. If the Rules are suspended then the chairperson will open the floor up for debate on the new motion. The motion to suspend the rules will require a second and a majority vote.~~

This is derived from a conflict between:

Bylaws Article IV Section 9, which reads, "At the discretion of the Chair, all motions may be required to be reduced to writing before being placed in order for them to be considered by the Board." and

Bylaws Standard Operating Procedures, General Full Board Meetings #2, which states, "A member may bring a motion from the floor during new business. The motion must be submitted in writing and seconded. The Board Chairperson will have the authority to send the motion to the appropriate committee for its consideration. If, for some extenuating circumstance (i.e. where time is of the essence), the motion cannot wait to be sent to a committee, a motion may be made to suspend the Rules in order to consider that motion outside of the normal course of business. If the Rules are suspended, then the chairperson will open the floor up for debate on the new motion. The motion to suspend the rules will require a second and a majority vote."

Other Notes on the Bylaws:

Bylaws Article IV, Section 11

This identifies the public session. **A quorum is required for the public session**

Standard Operating Procedures

Committee Meetings

4. Motions

Last line reads "This authority is derived from CB1's Rules of Procedure (by-laws) Article 7/Section 6."

That section is:

Article VII: Steering Committee

Section 6: The Chairperson and/or First Vice-Chairperson shall develop an agenda for Steering Committee meetings.

That should either be stricken or refer to the correct section (SOP General Full Board Meetings).

**Rosebank Meeting, Tuesday, October 21, 2025 at 6:30PM – CB1 Board Office, 1
Edgewater Plaza, Room 217**

Attendance

Members

John Guzzo, Chair
Christopher Corbo, ab
Christine DeHart
Michael DiBartolo
Matthew Lesieur
Cindy Salzillo
Anthony Sgarlato

Non-Board Voting Members

Mike Cataldo, ab
Charlie Olson

Guests

Paul Sorocco

Open Meeting: 6:35 PM
Pledge of Allegiance

Request traffic study on Hylan Blvd & Tompkins Avenue – Both directions.

Request upgrade of Bay Street and Tompkins Avenue sidewalks and curbs from Hylan Blvd to Lindhurst Avenue.

Eye sore on Triangle on Bay Street/Camden Street/Edgewater. What is happening?

Litter on Bay Street & Chestnut Avenue and Bay Street and Willow Avenue.

Motion to adjourn by Matthew Lesieur and Charles Olson – 7:22 PM

**Staten Island Community Board 1 Waterfront Committee Minutes for
October 28, 2025**

Present: Scutari, Ahlstrom, Cambell, Coen, Cosentino, Duff, Lagazzo, Lisi, Renta, Olson, Augusty, Barbieri, Cusack, Siclari, Schiavone

Absent: Farag, Juarbe

Speakers included Diana Switaj, Judah Asimov, and J.R. Reed from the NYC EDC. Their presentation included an update on the EDC plans for Pier 1. Judah Asimov stated that the emphasis will be less on tourism and more on the needs and quality of life for the community. Joe Ahlstrom and Anthony Cosentino expressed concerns about the proposed length of the new pier. All speakers from the EDC explained that decisions have not been finalized. The EDC is in an exploratory phase at this point.

Staten Island Community Board 1
Youth Services Committee Meeting Minutes
October 29, 2025

The meeting began 6:00 p.m.

Present were Katheleen Coen, Radhakrishna Mohan, Anthony Cosentino, Cathleen Keeny, Kristen Stremel, Lyn Ferrante.

Absent: Steven Williams, Anthony Scutari

Lyn Ferrante, Executive Director of the National Alliance on Mental Illness (Staten Island Chapter), led the discussion. NAMI is a group designed to support families dealing with mental illness. Offered at no cost to participants, Nami provides several meeting formats and agency connections. additional information can be obtained at www.namistatenisland.org