

CB#1 FULL BOARD MEETING AGENDA
TUESDAY, October 14th 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

Councilwoman Kamillah Hanks spoke.

The new Staten Island Borough Commissioner of NYC Parks, Joseph G. Homsey will be introduced to the Board Members. Chief of Staff, Katrina Toal will accompany him.

PUBLIC SESSION: Makeda Campbell, Mike Arvanites, Cathleen Kenny, Agnes McBeth, Mario Buonviaggio, Jermaine Williams, Kelly Yim, Ken Tirado, SI Arts, Terry Troia, Dan Flamhaft, Charles Fall's Office, Lindy Peter Crescitelli, Mark Albin.

NO PRESENTATION:

- 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
- 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
- Parks & Recreation, Anthony Cosentino

AD HOC COMMITTEE

- Labor, Robert Holst
- Cultural Affairs, Anthony Sgarlato
- Health and Human Services, Fran Reali

AREA COMMITTEE REPORTS

- New Brighton/St. George/Tompkinsville, Claudette Duff
- West Brighton, Randall Manor, Anthony Cosentino & Katherine Coen (Co-Chair)
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Joe Ahlstrom
- Rosebank/Ft. Wadsworth/Shore Acres, John Guzzo
- Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner
- Stapleton/Clifton/Concord/Park Hill, Peter Lisi

Old Business / New Business / Adjournment

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

CB1 Land Use Public Hearing Minutes

Tuesday, October 7, 2025, 6:30PM

Virtual/Zoom

<https://us06web.zoom.us/j/2755666837?pwd=eld5Y3ZzWVZjeUsreTBSTHJTQTFhZz09&omn=83232937139>

Meeting ID: 275 566 6837

Passcode: E3sv3p

Members

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

Office Staff

Joan Cusack, District Manager
Linda Maffeo, Community Coordinator

Voting Non-Board Members

Lisa I. Barbieri
Lindy Peter Crescitelli
Phil Farinacci
Charlies Olson

Guests:

Marie LaFrancesca, BP Vito Fossella's office, Steve Gonzalez, School Construction Authority, Eric Palatnik, AIA, Alexander Zhitnik, R.A., Yevegeniy M. Lvovskiy, Lorri Senk, Ann Taylor Carsel, Anthony Scutari, John Luisi, Claudette Duff, Danny Battista, Dolores Brennan-Prichard, Edward Kahmann, John Kilcullen, Joe Pozzolano, Juan Cito Davila, Mary Habstritt, Neil Anastasio, Vincent Atkinson, Yvette Knight, Edward Kahmann, Christine DeHart, Kelly Vilar, Linda Juarbe,

Presentations

Marie LaFrancesca, Borough President Vito Fossella's office stated they never received this proposal to their office.

1. Steve Gonzalez & Yvette Knight, SCA - A New Proposed High School at 25 Wall Street between Academy Place and Stuyvesant Place in District 75. Serving 9-12th grades. 801 seats with spots allocated for Special Education Students. 46,096 sq. ft. proposed site. 1.6 acre lot. Published in the Staten Island Advance on September 30th, AM Metro on October 1st, and City Record, October 2nd. 45 day public comment period started on September 30th and ends October 19th. No designs to share until after approval by City Council. Comments emailed to sites@nycsca.org. NYC School Construction Authority, attention, Yohana Gonzalez, 25-01 Jackson Avenue, 17th Floor, Long Island City, NY 11101, Other questions, Steve Gonzalez, Manager External Affairs, sgonzalez@nycsca.org. Department of Education, Rebecca Lichtenstein, lichtenstein2@schools.nyc.gov. I will speak to the SCA tomorrow regarding Marie's request.
Lillian Lagazzo said there are many kids who are released from Curtis H.S. and McKee H.S. with police in the area trying to keep it orderly. Double-parked cars in front of the deli and pizza store. Very congested. Parking lot is for business people and employees which is limited. Teachers have cars and 800 students. We do need the school seats but at another site. This is poor site selection. The SCA needs to see what goes on in that area at release time. Chairman Nick said to put all the issues in writing with the parking, etc. Anthony Scutari asked what kind of school, Academic or Technical? Will they use the field at Curtis H.S. or build their own? Answer, that is not determined and not our decision. DOE would make that decision.
Land Use Chair, George Turner asked why the Borough President's office wasn't contacted about this? Steve Gonzalez and Yvette Knight said they will speak with the SCA Staff. "I will take Marie's comments back to the SCA". Regarding Ms. Lagazzo's comment about the site selection. We are always looking for sites and it's not an easy task. We look for sites that are comparable. Lillian asked about the Empire Outlets with the garage. Yvette said to put comments in writing during the comment period. Question whether the property is city-owned. Answer is no, we have not purchased the property yet. How was the site selected? Answer through a Realtor. Also, answer that D75 component for Special Needs Students will be included. Chair George Turner said this is a preliminary idea. Kelly Vilar said she feels the location is not a good one and Empire Outlets would be a better location. Also there was a closed school on Castleton Avenue that maybe available. Tony Sgarlato said property along Front Street on the other side of Bay Street is available. Steve Gonzalez said he will speak to the SCA. We need something in writing. Lillian said there is a location on Front Street between Beacon (Deeply Affordable Housing) complex and Urby. The Waterfront Chair, Joe Ahlstrom is looking for a Maritime School to go there and should be in the works. Steve Gonzalez was not aware of such a school. Lindy Crescitelli asked if Councilwoman Hanks was notified and Steve said a letter was sent with no response to date.

It was suggested that a sub-committee be made to discuss the more available sites and other issues.

No Vote was taken at this time.

2. 198, 204, 208 Richmond Terrace – Eric Palatnik, P.C. with Yeveniy M. Lvovskiy and Alexander Zhitnik. This project is located in the St. George area of Staten Island Community District #1 and we are looking to discuss a series of zoning actions that would enable the development of the Premises (Block 13, Lots 68, 71, 73) with a new 14-story mixed-use building with 118 dwelling units in 97,201 zoning square feet - or 6.28 FAR. This would include 10,677 square feet of community facility space on floors 1-3 with the remaining area devoted to residential use. The building would rise to a height of 145 feet (162 feet at the bulkhead) and provide 4 off-street accessory parking spaces, where none are required in the Outer Transit Zone.

Marie LaFrancesca, Borough President Vito Fossella's office stated Parking is a big issue on Staten Island. With the City of Yes proposals, "one size doesn't fit all". "We are a Public Transportation desert on Staten Island".

Rezone to R7-3 continue from next door River North. 14 story, 145 foot tall mixed use building. 2, 5,000 sq. foot spaces for local medical use, 91,000 residential floor area. Rentals only. Parking spaces not required. 11 Story building to the right is R6 District. Corner property, parking garage under building. We don't have that situation. Across the street is a huge parking garage and Ferry is very close. Chairman Nick said they are not parking in that garage.

Questions: Size of apartments? Answer: Studios are 400 square feet, up to 2 bedrooms are 850-900 square feet, and 1 bedroom, 556 square feet with four recreational spaces on the 4th floor. Families and people downsizing, etc.

Eric Palatnik said City Planning felt it made good sense to continue the R7-3 District next door.

River North is underdeveloped. Only a piece of it is not rezoned so it makes sense to develop upon.

City Planning agreed with us to some extent. It hasn't been to City Planning Commission yet.

Chair, George Turner said our resistance is with parking, height and density.

Lillian Lagazzo said we need infrastructure such as sewers, etc. There was resistance from local electives on River North. How will we handle this large bulk of apartments? We should look at home ownership and being able to purchase a condo, etc. Don't need more rentals.

Chair George said that would be a question for the engineers.

Claudette Duff asked if the building was fully occupied as far as the River North Project? Parking is important especially with the doctor or dentist offices. Eric Palatnik said they will be very small offices, only 4 at 3,000 square feet.

Lindy Crescitelli asked if you can request higher floors for the Zone change and putting additional floors you can put additional parking if you request the zoning. If you can build floors, you can have parking built instead.

No Vote was taken. This was Informational Only.

Meeting adjourned at 7:28PM

Community Board 1 Full Board Meeting, Tuesday, September 9, 2025 – 6:30 P.M. – St. Mary's Episcopal Church, 347 Davis Avenue

Nicholas Siclari, Chairman

Members

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

Office Staff

Joan Cusack, District Manager
Linda Maffeo, Community Coordinator

New Board Members

Matthew Lesieur
Christine DeHart
Michael DiBartolo
Dolores A. Brennan-Pritchard ex

Guests:

Marie LaFrancesca, John Rinaudo, Nicole Malliotakis' office, Makeda Campbell, Elena Brady, Diana Switaj, Nancy DeLorenzo, Patty Sarantakos, Elyse Foladore, Joe Pollack, Richard Mojras, Jax Preyer, Carlos Gonzalez, Michael Morrell, Andrew Dorman, Kelly Yim, Esperanza Santiago, Victoria Carstensen, Donna Meritta, Robert Reic, Anita Duka, Cheryl Nadeau, Eileen Martin, John Shea, Tommy Bond, Carrie Ann Trubenstein, MaryAnn McGowan, Kwynn Hogan, John Conte, Rena Parisi, Maria Mendez, Agnes McBeth, Jacqueline Eisenberg.

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

Public Session -

Makeda Campbell – Special Projects Director for Senator Jessica Scarcella-Spanton's office – Makeda said she was personally happy about starting the school year with no cell phones. Senator Spanton proposed a bill which would legalize Pepper Spray in New York State. Shredding Event, September 17th 9-12, Parking lot #6 Father Capodanno Blvd. We still have Mobile offices throughout the year. Today we were at PS 9 & PS 48. Flyers in the back.

Michael Arvanites, Councilmember Hanks Office – Thank you to the new members for serving. We are now a subtropical climate with 5 monsoon-type storms this year with more ponding issues in front of properties. Issues in Rosebank, Grymes Hill, and Livingston. Alison Pond Park dredging, two years since the last one. Along with Councilman Carr's office. The Blue Belt drains all the water. This storm sewer system accepts about an inch an hour. We are now getting two inches or more an hour. We are putting out a transit study back in March which will be out next month. Please speak up on any bus overcrowding, bus bunching, or any issues on mass transit with including rapid transit even though that is the MTA. We agree with the Pepper Spray and need to feel safe.

Cathleen Kenny, Assemblyman Sam Pirozzolo's office – Not present.

Agnes McBeth, Community & Youth Liaison, Office of DA McMahon's office – Along with Carlos Gonzalez, ADA. Index crimes across the city are down 4.4%. Juvenile crimes are up and felony assaults are down. Domestic violence assaults are up. We want to thank the NYPD for all the incredible work they do. Last Friday, defendant Roberto Martinez was sentenced 25 years to life after pleading guilty to murder in the second degree. A 24-year old Mariner's Harbor murder, man who killed his girlfriend stabbing her 49 times. This defendant fled to Michigan but was caught thanks to the NYPD working with us. Another shred event on October 11th in partnership with the Zoo. Copies of our 2024 Annual Report in the back.

Mario Buonviaggio, Port Richmond North Shore Alliance – two problematic deli's that are acting accordingly after they were issued thousands of fines. Two cannabis dispensaries were told to seek a location elsewhere. 1465 Forest Avenue and 921 Richmond Avenue. Successfully planted 100 plantars along Port Richmond Avenue from the Terrace to Forest Avenue thanks to funding and cooperation from DOT. Victor Scalici street renaming submitted and passed by city council. Will happen in the next few weeks. The hotel is successful with no vacancies. Families are coming in for weddings and other events. The top floor which is empty will now be a venue space which has two unobstructive views of the Freedom Tower and Bayonne Bridge. The 120 Precinct helped us out with a couple of homeowners on Alaska Avenue with abandoned vehicles. The homeowners can now park their cars in front of their own homes. Thanks to DOT they prioritized a dead-end street that has not been paved in 32 years. Three new businesses have opened up. A Ukrainian Café and Children's uniform store has opened with communion clothes etc. A gift shop opened on Port Richmond Avenue. Crime continues to go down thanks to the 121 Precinct and DA's office.

Kelly Yim – Manager, Stapleton Library – Executive Director, Jermaine Smith of Staten Island Arts. Mom served on CB4 in Brooklyn while I was growing up. We want local artists to come and get funding for projects from Grants. We have a culture calendar with events.

Cheryl Nadeau – Staten Island Action Coalition. We are encouraging people to register to vote. The deadline for registration is October 25th where it must be received by the Board of Elections.

Jermaine Williams – NYPD with a new initiative on Q-Teams with Quality of Life Concerns and non-911 Concerns. These will be monitored and more responsive to 311 complaints. We have a new Lieutenant, J. Gomez.

Chairman Nicholas Siclari brought up Marie LaFrancesca, BP's Office to swear in new Board Members, Christine DeHart, Michael DiBartolo & Matthew Lesieur.

Chairman Nick said thank you for serving on the board and this is the frontline of defense. We are all volunteers and anything you can do to help us is a God send. Every little bit helps and we won't take too much of your time. Come to board meetings and find a committee you are interested in.

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

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

Presentation:

Diana Switaj, Vice President, Government & Community Relations, NYCEDC
Judah Asimov, Vice President, Neighborhood Strategies, NYCEDC
Nancy DeLorenzo, Community construction Liaison, Tompkinsville Esplanade Project
Patty Sarantakos, Construction Community Liaison, New Stapleton Waterfront Project

Action Plan Quarterly Update - Updates on all North Shore Action Plan Projects.
Tompkinsville & Stapleton Construction Updates (Including Stapleton Signage).

-Updates from Tompkinsville & Stapleton Construction Teams on status, next steps of Construction.

Future of St. George Waterfront – Presentation & Discussion.
(See Handout attached).

Q&A –

Any plans for a public boat ramp? Not is this project. We have other initiatives like the future of St. George where we will continue to build out the waterfront.

Pier 1 – Shortening of the Pier? We do not want it to be shortened. What are those plans? We are still in very early stages of the plan and we hear the concerns. The shutting down of the Empire Outlets have mixed reviews. What do you mean by affordable housing? We are looking into what kind we need. Youth, Adult, rental versus homeownership, AML incomes, etc. We are in the beginning stages with no timeline. It was said that last engagement there was no Q&A. We will have more at our next engagement in September. Heard from a young woman from Think Tank. Have a survey. We need a grocery store. Has there been a developer chosen yet? Renaming the Wheel site? Diana Switaj of EDC said they have a survey that is still ongoing. Trying to see what is possible and not possible. Land use

process, environmental review, one developer or multiple? We are totally open to a grocery store-type place. Question on timeline of construction, what time of day? Where? No definite timeline yet. Question about Bay Street that is continually left out of the North Shore Action Plan where there was funding included. We have heard this mentioned at the New Brighton Meeting and understand the concern. We want to see what we need on the upper and lower portion. It is not forgotten. We are in discussions for future work. Question of affordable housing artist-based. Question about Lighthouse Pointe? Revitalizing the historic buildings in the area is the priority. Garbage and vegetation by Lighthouse Pointe are a concern. Peter Lisi mentioned how large-scaled of a project this is. 18-22 individual projects going on simultaneously including our dilapidated pier (waiting 50+ years), park, school, housing, etc. This is happening due to the Community Board, EDC, BP Vito Fossella, Councilmember Kamillah Hanks as well as the NYC Mayor Eric Adams. "This is getting completed and looking beautiful".

Chairman, Nicholas Siclari said he's been a Board Chair going on 11 years and by far EDC is the most forthright and I want to thank them for coming.

Officers' Reports in the packet.

First Vice-Chairman, Anthony Cosentino – Welcome back and welcome new board members.

Second Vice-Chairman – Catherine Schiavone – Daylighting City Council Bill. We should oppose one size fits all and agree to a case by case basis. Daylighting is taking away 20 feet at every corner with no parking. Kamillah Hanks opposes Daylighting as well as BP Fossella. It would be a loss of 300,000 parking spots citywide and 49,000 in Staten Island. 15,000 more injuries predicted due to cars speeding up at turns. Each intersection would lose 16 spaces. It was brought up that it would be safer protected with barriers but then rebutted with there is no evidence of that. Motion to send a letter passed unanimously.

Third Vice-Chairman, Friday Ogbewe – Welcome back area chairs and looking forward to working with you. We have been having many absentees at the area committee meetings. It is hard to have a quorum and vote on issues. Your presence is very important for us to move forward.

Secretary, Loretta Cauldwell – Welcome back. Asked that new board members come up to the desk and check with her since she doesn't recognize all of you yet for attendance.

Treasurer, Sunny Jain – Report in the packet.

Chairman, Nicholas Siclari – Chairman Nick said it's very important to have a quorum and this meeting is the only in person meeting besides Stapleton's Hybrid meeting.

District Manager, Joan Cusack – Welcome back. Thank you to the new board members for volunteering their time.

Functional Committee Reports:

Land Use, George Turner – 428 St. Mark's Place – St. George development voted on in 2017. Reduction size of building from 1375 sq. ft. to 1241 sq. ft. and need to reapply for approval. Land Use did not have a quorum so no vote was taken. Elyse of Eric Palatnik's office said St. George Civic has no problem with this development. Term expired in 2020 and then Covid began.

Catherine Schiavone explained voting an abstention is functionally equivalent to a no vote. Abstaining for Cause is a no vote that doesn't count and ineligible is also not counted.

Recommendation to approve with 28-0-0 in favor – passed unanimously.

Waterfront, Joe Ahlstrom – The EDC presentation sums up what needs to be said. The Brooklyn "Hornblower" Ferry, They will put a line in between St. George and Brooklyn. We need an update. Diane of EDC could not make the Waterfront meeting in September but will come in October.

Public Services, Sunny Jain – No meeting, no report. Please let us know if you have any sanitation issues.

Youth Services, Katherine Coen & Mohan Radhakrishna – Youth Services Committee meeting on September 24th. The Stella Adler Studio will be having a workshop for young people with economic disadvantages or attend schools with no arts program. They put on two shows during the school year. They train in public speaking, speech, and theatrical skills. A great program for several years. There are auditions and applications close on September 22nd. If interested, contact me. We will have someone at our meeting. We will also have a rep from the Parks Department. After school program from 3-6 pm focusing on academics and fitness. That begins on September 15th.

Catherine Schiavone addressed the new board members and asked if they have questions regarding Robert's Rules or Bi-Laws, come see her after the meeting.

Rules & Legislative Affairs, Anthony Cosentino/Catherine Schiavone – We are probably going to see more Cannabis Applications. We have been trying to get OCM to look at our list of qualifications. We have a draft and will send out definitive guidelines once we hear from OCM.

Budget & Finance, Anthony Cosentino – On the first Monday of October we will have a Budget/Finance Committee Meeting for the North Shore Budget and Operating Budget. All the Functional Committee Chairs are required to be there and Executive Committee. 6:30PM at the Board Office.

Parliamentarian, Catherine Schiavone –

Transportation, Open Chair – Chairman Nick said Joe Bird resigned. If anyone is interested in chairing Transportation. Nicholas Zvegintsov was a very zealous advocate for this committee.

Small Business & Non-Profit, Christopher Campbell – No meeting, no report. Welcome back all. If anyone is interested in joining come see me.

Labor, Robert Holst – This past weekend was the Labor Day Parade. The waterfront project regardless how you feel, all the jobs are under a PLA. All construction jobs will have training, apprenticeship, opportunities and provide jobs to sustain Staten Island families. The national labor relations board are labor laws on the federal level. Workers are being defended. If your interested in joining the Labor Committee please call.

Parks & Recreation, Anthony Cosentino – Skyline Park is being renamed to Cottage Hill. Date Postponed. Faber Park Basketball courts will have their Ribbon-Cutting next month.

Cultural Affairs - Anthony Scarlato – No report.

Health and Human Services, Fran Real – State Senator Scarcella and Councilwoman Hanks have been instrumental in pushing forward an opportunity for all of the High School Freshman physical exams to include, if we can get it passed, to get an Echocardiogram and EKG. No meeting. I have been speaking with people through the hospitals about the higher rate of Emphysema and COPD on Staten Island. I would like to get a few people on my committee, please call me if you're interested.

New Brighton/St. George/Tompkinsville, Claudette Duff – Welcome new board members. Please come to our meetings. We need quorums. The Voting Non-Board Members always show up. We would like to work with EDC with changing the Bike Tour route.

Chairman Nick said the Area Committee Meetings for board members is where you live or if you have a business in the area. That is the area committee meeting you would attend.

West Brighton/Randall Manor, Anthony Cosentino – Next Tuesday is our Virtual meeting. We have one liquor license. We make a decision on various factors.

Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook, Joe Ahlstrom - The area committee is on September 17. The Waterfront is on September 23. Clove Lakes Park, they are repaving the roadways. We talked about the illumination in June. Dakota Diner Cannabis issue. We voted that down. These Cannabis applications have to go to the area committees like the liquor licenses. Bus Lanes on Victory Blvd. We will be losing a lot of parking spaces. We have to keep an eye on this Bus Lane Initiative.

Rosebank/Shore Acres, John Guzzo -

Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner - Dora spoke about meeting every third Tuesday of the month on Zoom which you will receive in an email. We see a lot of liquor licenses and Cannabis Dispensaries. Please join us.

Stapleton/Clifton/Concord, Peter Lisi- We need members. It's only me and Friday Ogbewe. Make sure you excuse yourself because the absences are recorded. If you have anyone interested in becoming a member please email the office. The licenses like liquor and cannabis know that we break for two months in the summer. They will put the application in right before we break. My committee will hold them until September, so if they need it, they have to wait. I am going to make some noise about a location near me. A multi-agency job, Flooding problem on Bay Street spewing out of Tappan Park. Pizzeria's making pizza in water, barbershops cutting hair in water. We have been waiting 8 years for this project. The problem starts at the bus stop at Prospect Street and Bay Street to Canal Street. Every single time it rains, it floods. The city is doing work on the corner of Canal Street and Bay Street but it is not enough up to Prospect Street. It's a DEP issue and also an MTA issue with a bus stop with 2 dozen law suits. New York City Open Streets in Stapleton. Program by the Department of Transportation. 185 streets in the 5 boroughs where they shut down a block. Every Saturday in September from 12-5 pm at the corner of Beach Street and Water Street. This Saturday is a free book-bag giveaway. Third Saturday is the Black Heritage Day Parade. Quote: "Life is too short to wake up in the morning with regrets so love the people who treat you right and forgive the ones who don't. Everything happens for a reason." By Dr. Seuss.

Old Business - Claudette Duff mentioned she has a Mental Health Company. There are many suicides. We are participating in a Suicide Prevention Walk on Sunday, 1 PM at Wolf's Pond Park. Free T-shirts. Thank you.

New Business -

Meeting Adjourned - 8:11 pm

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

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).

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

LOCAL AREA COMMITTEE MEETING

TUESDAY, September 16, 2025. 6:30 PM

Attendance:

CB1:

Joan Cusack

Board members:

Claudette Duff, Anthony Illardi, Linda Juarbe

Voting Non-Board Members:

Lindy Peter Crescitelli, Eileen Harrington, John Luisi

Guest:

Afshin Himani, Jeremy Pappalardo

Excused:

Lillian Lagazzo

Presentations

NONE

Liquor Licenses Invite

St. George Theater Restoration Inc.

35 Hyatt Street Staten Island NY 10301

Doreen P. Cugno (President & CEO, Co-Founder) was present and spoke about upcoming events at the theater.

Renewal - Unanimously Approved

Pier 76 Inc.

76 Bay Street, Staten Island NY 10301

Jeremy Pappalardo (President) was present and gave us some updates on his Restaurant.

Renewal – Unanimously Approved

River Dock Café, Inc.

1 Richmond Terrace, 105, 10301

Afshin Himani (Manager) was present

Renewal - Unanimously Approved

Loft 430 LLC

430 St. Marks Place, Staten Island NY 10301

New Application and Temporary Retail Permit

Roof Top Café and Lounge

Kathleen E. Negri Stathopoulos, Esq. was present and spoke about the establishment.

Disc Jockey, Recorded & Live Music (Jazz Band Once per week)

Postponed pending community feedback at CB1's full board meeting in November 2025

Cannabis applications:

None

Old Business:

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

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

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

New Business:

None

Announcements:

You're invited to the 2nd Future of the St. George Waterfront Workshop on Thursday, September 25, from 6–8 PM at the former Nordstrom space in the Empire Outlets (same location as the first workshop: 55 Richmond Terrace, Suite 301, Staten Island, NY 10301

New Brighton Civic will be meeting on Friday September 26, 2025

At 76 Franklyn Avenue, Staten Island NY 10301

The New Fair Fares income limits per household size

Click on link below

https://45qclrhbb.cc.rs6.net/tn.jsp?f=0012c5aGb4ApFqfQhg7pnPAM2evB4XJsyxHmMn8DU3R1CKvvxFnuliis-sKGy4_pHZzK27jzIpeaT19LYYF0pK5R8qJh36c9R_LAQcVRti2hASzCCAZ2hXiH2PWm7YelDo_gC3tVmF8wimb0LQ40_ImG6CwknCLEt1XFyWGeqv1dTMfetii7mVhJN6TJHwNqVHFKfo5d20ZJca6mXOK1EfZsOUI2Z2Jpdep9Som-zw1qq=&c=5d7OWCuqNgPVBEIQmexOO7m0RaUh_P7jf71VtU-9YQVwVZC3S_LJ8Q==&ch=evN3JHWblkY4d8jWGlw3cTc5WGFatnY35ohwsBBYqfnP4dQs_5V-Mw==

NEXT LOCAL AREA COMMITTEE MEETING: October 21, 2025

NEXT COMMUNITY BOARD #1 MEETING October 14, 2025, LOCATION: St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island NY 10310.

Claudette Duff

Area Committee Chair

Meeting adjourned 7: 30pm

CB 1 Area Committee Meeting for West Brighton/ Randall Manor
Minutes of the 9/16/2025 Meeting

Present: Nicholas Siclari, Anthony Cosentino, Katheleen Coen, Doreen Berksteiner, Loretta Cauldwell, Robert Holst, Catherine Schiavone, Sean Sheil, Neil Anastasio

Absent: Vincent Atkinson, Allison Brown, Andre Ciprut, Joshua Renta, Anthony Scutari

The meeting began at 6:30 pm. A quorum was present.

The Committee was asked to consider an application for a Liquor License for The Wild Crab at 1209 Forest Avenue. The application was unanimously approved.

A member of the community in attendance asked that the Egbert Avenue entrance to Clove Lakes Park be improved and made safer. Anthony Cosentino promised to look into the matter and address this in the future.

The meeting was adjourned at 6:51 pm.

Rosebank Meeting, Tuesday, September 16, 2025 at 6:30PM – CB1 Board Office, 1 Edgewater Plaza, Room 217

Attendance

Members

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

Non-Board Voting Members

Mike Cataldo, ab
Charlie Olson medical ex.

Guests

Fatmir Doda, Liquor License Renewal – Fati, Inc., 4 Willow Avenue, 10305, Paul Sorocco

Open Meeting: 6:30 PM
Pledge of Allegiance

Liquor License for Fati, Inc., 4 Willow Avenue, 10305 – No issues. Approved.

Meeting Adjourn – 7:10PM

**Community Board 1 - Staten Island
Stapleton/Clifton/Concord/Park Hill
Area Committee Meeting Minutes
Thursday, September 18, 2025, 6:30 pm
Stapleton Library
132 Canal Street and Virtual on Zoom:
<https://us02web.zoom.us/j/85289328780>
Meeting ID: 852 8932 8780**

Renewal Liquor License Application:

The Coupe, 379 Van Duzer Street, Staten Island, NY 10304. No objection / complaints.
APPROVED

Change of hours of operation Renewal Liquor License Application:

Adiccion, 308 Front Street, Staten Island, NY 10304. No application was submitted.
NO ACTION TAKEN

NYC Parks

Request was made to install a dog park either in the new NYC Park being built on the waterfront on Front Street or build one in the Stapleton Waterfront Park in back of Urby.

NYC DOT

Need a 4 way stop sign corner of Mosel Avenue & Steuben Street

Stapleton needs a new Community Center

MEETING ADJOURNED

**CB 1 Youth Services Committee
Meeting Minutes for 9/24/2025**

The meeting began at 6:00 pm. Dana Vitolo and Michael Messing, Youth Directors for the NYC Parks Department on Staten Island, spoke about free programming for young people on the North Shore. NYC Parks strives to provide children with academic support and physical activity in a safe and structured environment. Located primarily at Walker Park and MacDonald Playground, the youth programming correlates with the school year calendar.

Chair Radhakrishna Mohan commented on the excellence of the programming for cricket at the Walker Park facility. Mr. Messing agreed that the sport is gaining a foothold on Staten Island and has become popular among youth on the North Shore.

The meeting was adjourned at 6:30.