

**COMMUNITY BOARD #1 FULL BOARD MEETING OCTOBER 14, 2014 – 8:00 P.M.**  
**ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.**

**Leticia Remauro, Chairman**

**MEMBERS**

Vincent Accornero  
Anjail Ameen-Rice  
Larry Beslow  
Andrew Blancero  
Marilyn Brown, Excused  
Telee Brown  
Loretta Cauldwell  
Anthony Cosentino  
Megan Delmar  
George Doyle, Excused  
Linda Eskenas  
Thomas Ferrie, Excused  
Timothy Forsyth, Excused  
Victoria Gillen  
Christopher Greene  
John Guzzo  
Robert Honor  
Sunny Jain  
John Keiser, Excused  
Lisa Lattanzio  
Priscilla Marco  
John McBeth  
Norman Light  
Pearl Minsky  
Jeffrey Mohlenbrok  
Friday Ogbewe  
Olef Olsen, Excused  
Ernest Paige  
Catherine Paradiso  
Fran Reali  
Leticia Remauro  
Chris Rooney, Excused  
Marjorie Ryan  
Nicholas Siclari  
James Samuels, Excused  
George Sona  
George Turner  
Kelly Villar  
Daniel Williams, Excused  
Camille Zarrelli  
Richard Zichettello  
Nicholas Zvegintozov

**GUESTS**

Hon. Diane Savino, Senator  
Charles Fall, Rep. Mayor DeBlasio  
Kevin Elkins, Rep. Comptroller Stringer  
Leah Arota, Rep. Public Advocate James  
Mark Zink, Rep. MOA Titone  
Cara Buonmcontei, Rep. MOA Malliotakis  
Glenn Yost, Rep. Senator Lanza  
Michael O'Brien, Rep. Senator Savino  
Troy McGhie, Rep. Councilwoman Rose  
Lorraine Scanni, Rep. Councilman Matteo  
Ira Gluckman, Borough Commissioner DOB  
Michael Gilsenan, Asst. Comm. For Env. Compliance, DEP  
Mario Bruno Jr. Asst. Comm. Community Affairs, DEP  
Dan Messina, CEO Richmond University Medical Center  
Len Garcia-Duran, Director Dept. of City Planning  
Charles Dillard, SI Dept. of City Planning  
Joan Cusack, Executive Director NYC HRA  
Michael Morrell, Pres. Westerleigh Improv. Society  
Eric Patterson, Friends of Westerleigh Park  
Michael Hendry-Ruiz, St. George Resident  
Barbara Sanchez, Committee to Save Mt. Manresa  
Approximately 20-30 Committee to Save Mt. Manresa Members  
Tanisha Litrell, West New Brighton Library  
Donna Wilson, FPA Foundation  
Neil Berry, SICPP  
Patricia Kane, RN  
Jeanne Zieff, CASC  
Tom Bellino, CASC  
Susan Fowler, City Harvest  
Alarape Olubunmi, Owner Wazobia  
P.O. Quania Rios, Community Affairs, 120<sup>th</sup> Pct.  
Lorraine Ruiz, St. George Library  
Reina Batrony, NY Foundling  
Kiawana Rich, SI Advance

**OFFICE STAFF**

Joseph Carroll, District Manager  
Lisa Crosby, Community Associate

**A Land Use Public Hearing was held prior to the Board Meeting, attendance is on file.**

BSA Application No. 213-14-BZ – Application is proposed to construct a new single family detached home that does not meet the minimum lot area requirement. At 165 Woolley Avenue.

Mr. Steven Simicich represented the owner and presented the application.

The Silver Lake/Sunnyside Area Committee voted to deny the application at the area committee meeting on September 17, 2014 – due to the property was once one property, at 234 Garrison Avenue, sold a piece of the property and there is not enough physical space between the 2 properties. The rear of 234 Garrison Avenue where the back door once was, was moved to the side since there is insufficient

Ms. Lorraine Scanni representing Councilman Steven Matteo read testimony in opposition to the application. Councilman Matteo, was Chief of Staff of his predecessor, James Oddo who was front and center in the successful efforts to rezone most of Westeleigh R2. The main point behind the rezoning was to ensure the unique character of the neighborhood and to preserve it.

Councilman Matteo, nearly a life-long resident of the Westerleigh community can say, firsthand, the area's roads, schools, sewers and other infrastructure are already overtaxed and cannot handle the additional density of the project.

Mr. Mike Morrell, President of the Westerleigh Improvement Society reiterated the above comments of both the area committee and Councilman Matteo. The efforts of the Staten Island Growth Management Taskforce, of which the Westerleigh Improvement Society was an active member, viewed rear-yard construction with disdain and made several changes to the zoning resolution which now govern this lot.

Ms. Maryanne McGowan supported the Westerleigh Improvement Society and asked that the application be denied.

Many area residents were in attendance and were against any building on this lot.

**The following motion was approved by the Land Use Committee and will be brought to the full Board tonight:**

**Whereas, Board of Standards & Appeals No. 213-14-BZ has been submitted to Community Board #1 for review and recommendation, and;**

**Whereas, this application is to allow construction of a new single family detached home contrary to lot area requirement Section (ZR-23-32), and;**

**Whereas, the subject site is within an R2 zone, an area which was rezoned by the efforts of the Westerleigh Improvement Society, supported by Community Board #1, the Growth Management Task Force, the Council and the Borough President, and;**

**Whereas, the subject site was owned and occupied jointly serving as the rear yard of 234 Garrison Avenue, and;**

**Whereas the subject site was severed from the adjoining residence and held for separate sale, and;**

**Whereas, the practical difficulties and hardship claimed as a ground for this variance has been created by the existing owner, and;**

**Whereas, the proposed new construction if granted would be out of character with the neighborhood and create a negative precedent for future development, and;**

**Whereas, this property has value and can provide a reasonable return as a sale to adjoining property owners, and;**

**Whereas, the development of this site may create a non-conforming side yard to the existing home at 234 Garrison Avenue.**

### **Full Board Meeting**

Pledge of Allegiance.

Secretary Nicholas Siclari took roll call attendance, quorum present.

Motion made, seconded and approved to accept September 2014 Full Board Minutes.

Mr. Dan Messina Chief Executive Officer of Richmond University Medical Center spoke to the Board about upcoming plans for new expanded emergency room that is more accessible. RUMC has partnerships with some hospitals in New York and is working on more so the RUMC can provide Staten Island residents the best possible care without having to go into Manhattan.

There is going to be training on Thursday at 1:00 at RUMC for infectious disease including Ebola.

When asked what is needed to build the new emergency room, Mr. Messina responded. "Funding is needed". Fund raising efforts are underway, the RUMC Ball is coming up, and everyone is urged to attend.

Hon. Diane Savino along with Barbara Sanchez, Secretary Committee to Save Mount Manresa questioned the work being performed at Mount Manresa, what is being done to insure asbestos is detected prior to construction which was not the case with the first building Savo Brothers attempted to demolish.

Representing the City at the meeting were Mike Gilsenan, Assistant Deputy Commissioner at the Department of Environmental Protection; Mario Bruno, DEP Assistant Commissioner for Intergovernmental Affairs; Ira Gluckman, Borough Commissioner of the City Buildings Department, and Frank Fontana, Staten Island DEP liaison.

Ms. Sanchez stated that "We want a full stop-work order ... Everything being done around those buildings is being blown into our homes. So I want testing for ... everything touched by the asbestos -- and our homes, before the work continues at Mount Manresa!"

To put an end to the construction taking place at former Mount Manresa Jesuit Retreat House property in Fort Wadsworth. It's even more urgent now, she said, after asbestos was found at the site.

But those at the meeting also contend the project is causing health problems for residents in the surrounding community.

Jeanna Massimi said she and others living on her block of Merle Place in Fort Wadsworth are starting to get ill.

"A lot of people where I live [are having] X-rays and are being tested for asbestos exposure. They can't have their bedroom windows open anymore. The dust is like soot -- it's thick. It's everywhere in the home. People are coughing, wheezing and hoarse. You end up feeling lethargic. I have to stay out of my bedroom. It's not fair," she said. "This is like a war zone. It's an awful situation and something needs to be done."

In September, asbestos was discovered at the site, leading to a stop-work order and the incurring of \$67,400 in fines for city code violations. According to the city Department of Environmental Protection, a total of \$37,200 in violations were levied on engineer Gaspare Santoro, who said the six buildings scheduled for demolition were free of asbestos. So far, two of the buildings have been found to contain asbestos.

Gilsenan tried to reassure residents' concerns about the possibility that asbestos was released into the nearby area. [It is] "highly unlikely any dust or fibers migrated off that site. That is the best I can tell you." But he acknowledged that the process is "not foolproof."

State Sen. Diane Savino noted that the community has little trust in city officials because claims were made that no asbestos was present at Mount Manresa, and that was later found to be false.

"So what degree of comfort can you offer to everyone that someone will verify it, if this new asbestos contractor comes back and says nothing is there?" she asked.

Mr. Gilsenan: "We made sure our inspectors were there when he was taking the samples. So our inspectors know where to look," he said, adding that so far, all of the monitoring tests have come back negative.

The discussion then turned to Santoro.

"Why did you let the Savos get away with hiring a guy who does a dishonest job? Where were you people?" asked Hugh McGovern of Rosebank. "We feel cheated."

When Gilsenan replied that he "wasn't aware of any of [Santoro's] prior violations,"

Gluckman noted that Santoro did have prior violations, but they were related to structural issues, not asbestos, so there was nothing on record regarding asbestos inspection violations.

When Ms. Sanchez asked the officials if asbestos has been found in any of the other five Manresa buildings, Gilsenan replied that the DEP has not yet received a report of those air monitoring results. He added that all available reports had been sent to the offices of Borough President James Oddo and City Councilwoman Debi Rose, and that he would make them available.

### **PUBLIC SESSION**

Ms. Lorraine Scanni representing Councilman Matteo read testimony (on file at the Board Office) opposing the variance application for 165 Woolley Avenue.

Mr. Michael Morrell, President of the Westerleigh Improvement asked the members to vote down the variance application for 165 Woolley Avenue. This application goes against the downzoning that was done with the Growth Management Task Force.

Mr. Charles Dillard, SI Department of City Planning announced the West Brighton Brownfield Opportunity Area Visioning Workshop on Thursday, November 13<sup>th</sup> 6-9PM and Saturday, November 15, 2014 12-3PM. The location is to be announced.

Ms. Susan Fowler, City Harvest announced the results of the Port Richmond “My Plate Challenge” and the new mobile market in Mariners Harbor that will serve Port Richmond and Mariners Harbor. For further information contact Ms. Fowler at [sfowler@cityharvest.org](mailto:sfowler@cityharvest.org)

Ms. Jeanne Zieff and Tom Bellino, Community Agency for Senior Citizens spoke of elder abuse and services for older adults. For information on services contact: [Thomas.Bellino@cascsiny.org](mailto:Thomas.Bellino@cascsiny.org) or [Jeanne.Zieff@cascsiny.org](mailto:Jeanne.Zieff@cascsiny.org)

Mr. Kevin Elkins representing Comptroller Scott Stringer spoke of a report done by the Comptroller that more than two-thirds of City agencies earned “D”s or “F”s on Comptroller Scott M. Stringer’s inaugural letter grades assessing how well New York City government is procuring goods and services through minority and women-owned business enterprises (M/WBEs). The letter grades, outlined in the “[Making the Grade](#)” report released today, are intended as a diagnostic tool for agencies to improve performance and transparency in M/WBE spending, increase competition in City procurement and save taxpayer dollars.

Ms. Fran Reali spoke of the 6<sup>th</sup> Annual Memorial Dinner in memory of Frank J. Reali, III which is to protect one young heart at a time by helping to provide supportive funds for echocardiograms or other heart baseline testing for 8th graders, prior to entering high school sports. One of the honorees is Chairwoman Leticia Remauro. The event is October 20, 2014 7:00 P.M. at the Staaten.

Mr. Alarape Olubunmi owner of Wazobia African & American Restaurant at the corner of Broad and Bay stated that his establishment is being harassed.

Ms. Donna Wilson Foster Parent Association announced a March across the Brooklyn Bridge on October 25, 2014 to raise awareness to ask for reforms for ACS.

Ms. Patricia Kane, RN spoke of staffing at SIUH emergency department.

Ms. Gretchen Anthony from Richmond Senior Services spoke of a program they offer "Neighbor to Neighbor". For more information on the program you can call Ms. Anthony at 718-816-1811.

#### **PUBLIC SESSION CLOSED**

**FIRST VICE-CHAIRMAN, ANTHONY COSENTINO** – A Budget Public Hearing was held on October 1, 2014. The following recommendations were approved unanimously by the Budget Committee and a motion was made and seconded as follows:

To approve the FY '2016 Capital and Expense Budget:

THE FOLLOWING IS THE LIST OF CAPITAL AND EXPENSE ITEMS APPROVED BY THE STEERING/BUDGET COMMITTEE UNANIMOUSLY:

#### **CAPITAL REQUESTS**

##### **AGENCY**

##### **DOT**

#### **Additional Street lighting along Jersey Street, Richmond Terrace, Bay Street and Edgewater Street. #1 Million.**

To create safer access in preparation for the millions of people that the NY Wheel and Empire Outlets will attract.

(THIS WAS DOUBLED (501201510C AND C50201406c)

#### **Additional Street lighting along Van Duzer Street, Wright Street, Canal Street Targee Street, Vanderbilt Avenue between Richmond Road and Bay Street. \$1 Million**

To create safety for the residents and an attractive business environment.

(split the two different areas into 2 requests – C50201406c)

#### **Fund a study to make Bay Street a One-Way from Hylan Blvd. to Richmond Terrace.**

To provide traffic congestion relief once the SI Wheel and Empire Outlets open.

#### **Install smart lights and left turn signals and turning bays at significant choke points along Victory Blvd, Forest and Castleton Avenues, Clove Road and Richmond Terrace. - \$150,000**

To reduce traffic congestion.

**Request paving of Richmond Terrace from Nicholas Avenue to Broadway with concrete sub surface base \$1.5 Million**

In preparation for the influx of traffic, buses to the NY Wheel, Empire Outlets.  
(changed \$375,000)

**Install and widen sidewalks on Richmond Terrace from Bank Street to Pelton Avenue.**

To provide for safe pedestrian access.  
(changed 5020114c)

**Mill pave and replace all curbs on Colonial Court from Broadway to the Dead end - \$250,000**

To provide public safety and improved traffic circulation.

**Request title acquisition to mill, pave and replace all curbs on Lake Avenue between Dixon Avenue and Walker Street and Dixon Avenue between Lake Avenue and Pulaski Street - \$460,000**

To provide for public safety and improved traffic circulation.  
(changed 1 request into 2 requests - 50120115c)

In addition:

The Office will send a letter to DEP asking what the sewer capacity in front of Snug Harbor which is constantly causing the sidewalks to collapse and deteriorate and also what the sewer capacity is from Schyler Street to Snug Harbor and at Victory and Bay.

It was decided that all Parks Department requests will go directly to Councilwoman Debi Rose and to the Borough President asking for the funding since all responses in the register states that we should ask our BP and Councilperson for the funds. The budget item – Increase the Borough of Staten Island Baseline Budget for the Department of Parks & Recreation to \$100 million will remain on the budget list. In addition, the following motion will be sent to the Councilwoman and Borough President...

Whereas, Public Parks serve New York City's Population in multiple ways including environmental relief, recreational activities, public assembly, venues etc. and provide for greater tax revenue, and;

Whereas, a great number of New York City Acreage is under the jurisdiction of the New York City Department of Parks & Recreation, and;

Whereas, The New York City Department of Parks & Recreation is responsible for the maintenance and oversight of all this acreage, and;

Whereas, the improvements necessary to provide greater public access and public benefit in New York City parks require capital money allocations, and;

Whereas, the New York City Department of Parks & Recreation has no capital budget line item agency allocation and therefore require capital budget items to be allocated by the Borough President and respective Councilmembers which limits the overall planning process by The New York City Department of Parks & Recreation and the affected Community Board and creates disparities for Council Districts with greater park acreage.

Be it hereby resolved that: Community Board #1 recommends that the New York City Council create an agency capital line for the New York City Department of Parks & Recreation.

A letter will be written to Bette Midler who has given money for parks projects in Manhattan and any other advocate and supporter of parks asking for funds to advance the North Shore Greenway Trial/Linear Bikeway. The budget line on the capital budget will remain with the change to request funds for a study

Roll call vote taken. Vote passed unanimously.

**SECOND VICE-CHAIRMAN, CHRISTOPHER ROONEY** – No report.

**THIRD VICE-CHAIRMAN, FRIDAY OGBEWELE** - No report.

**SECRETARY, NICHOLAS SICLARI** – No report.

**TREASURER, LARRY BESLOW** – The Treasurer’s report is in the packet.

**CHAIRWOMAN, LETICIA REMAURO** – Ms. Remauro thanked Mike Gilsenan,; Mario Bruno, Ira Gluckman, and Frank Fontana for attending the meeting tonight and listening to the concerns of the Senator and the residents.

**DISTRICT MANAGER, JOSEPH CARROLL** - No report.

#### **FUNCTIONAL COMMITTEE REPORTS**

**LAND USE, VINCENT ACCORNERO** – The Committee met this evening prior to the Board Meeting regarding: BSA Application No. 213-14-BZ – Application is proposed to construct a new single family detached home that does not meet the minimum lot area requirement. At 165 Woolley Avenue.

**The following motion was approved by the Land Use Committee**

**Whereas, Board of Standards & Appeals No. 213-14-BZ has been submitted to Community Board #1 for review and recommendation, and;**

**Whereas, this application is to allow construction of a new single family detached home contrary to lot area requirement Section (ZR-23-32), and;**

**Whereas, the subject site is within an R2 zone, an area which was rezoned by the efforts of the Westerleigh Improvement Society, supported by Community Board #1, the Growth Management Task Force, the Council and the Borough President, and;**

**Whereas, the subject site was owned and occupied jointly serving as the rear yard of 234 Garrison Avenue, and;**

**Whereas the subject site was severed from the adjoining residence and held for separate sale, and;**

**Whereas, the practical difficulties and hardship claimed as a ground for this variance has been created by the existing owner, and;**

**Whereas, the proposed new construction if granted would be out of character with the neighborhood and create a negative precedent for future development, and;**



**Whereas, this property has value and can provide a reasonable return as a sale to adjoining property owners, and;**

**Whereas, the development of this site may create a non-conforming side yard to the existing home at 234 Garrison Avenue.**

**Roll Call vote taken. Vote passed to deny the application 26-0-0 (2 ineligible)**

**HEALTH, CATHERINE PARADISO** – Under Public Service Report.

**LABOR, NICHOLAS SICLARI** - No report.

**WATERFRONT, OLE OLSEN** – No report.

**PUBLIC SERVICES, SUNNY JAIN** - Richmond Senior Services and the Community Agency for Senior Citizens met prior to the Board Meeting tonight with the Health Committee and spoke of programs offered to older adults.

**YOUTH SERVICES, MARILYN BROWN** – No report.

**RULES & LEGISLATIVE AFFAIRS, PRISCILLA MARCO** – No report.

**BUDGET & FINANCE, ANTHONY COSENTINO** – The FY'2016 Capital and Expense Budget requests are under First Vice-Chairman Report.

**TRANSPORTATION, RICHARD ZICHETTELO** – If anyone has any traffic concerns, suggestions please speak to Mr. Zichettello. The Committee has requests into the SI Department of Transportation requesting a speed reduction, signage and a study for speed reduction devices on Royal Oak Road.

#### **AREA COMMITTEE REPORTS**

**MARINERS HARBOR\PORT RICHMOND, ANJAIL AMEEN-RICE** – The minutes of the meeting are in the packet.

**CLIFTON/CONCORD/STAPLETON, LARRY BESLOW** – No report.

**WEST BRIGHTON/ST. GEORGE, LORETTA CAULDWELL** – The minutes of the meeting are in the packet.

**SILVER LAKE/SUNNYSIDE/WESTERLEIGH, CAMILLE ZARRELLI/TIMOTHY FORSYTH** – Minutes of the meeting are in the packet.

**ROSEBANK/FT. WADSWORTH, JOHN GUZZO** – Minutes of the meeting are in the packet.

OLD BUSINESS

NEW BUSINESS

MEETING ADJOUNED AT 10:15 P.M.

