

**Community Board 1 Full Board Meeting, Tuesday, March 12, 2024 – 6:30 P.M.  
In Person, St. Mary's Episcopal Church, 347 Davis Avenue.**

**Nicholas Siclari, Chairman, Ex.**

**Anthony Cosentino, 1<sup>st</sup> Vice Chair, Acting Chairman**

**Members**

Joe Ahlstrom	Lillian Lagazzo
Michelle Akyempong, ex	Peter Lisi
Arguello, Tatiana	Ali Lula
Berksteiner, Dora	David McGoy, ex
Berksteiner, Doreen, ex	Nicole Meyers, ab
Joseph Bird, ab	Mohan Radhakrishna
Allison Brown	Alina Nevradakis
Telee Brown, ab	Friday Ogbewe
Christopher Campbell, ex	Ernest Paige, ab
Loretta Cauldwell	Francine Reali
Andre Ciprut, ex	Joshua Renta, ex
Kathleen Coen	Cindy Salzillo
Christopher Corbo, ab	Catherine Schiavone, ex
Anthony Cosentino	Anthony Scutari
Claudette Duff	Anthony Sgarlato
Samir Farag, ab	Sean Sheil
Timothy Forsyth	Nicholas Siclari, ex
Selina Grey	Jaclyn Tacoronte
John Guzzo	George Turner
Robert Holst, ex	Siyda Williams, ab
Linda Huff	Steven Williams
Sunny Jain, ex	Nicholas Zvegintzov, ex
Linda Juarbe, ex	

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Presentations & Public Session Speakers:**

**Jeanne Raleigh, RHOAR Presentation, Philip Rampulla and Nora Martins, Harborlight's Court Presentation,**  
Mario Buonviaggio, Nina Salerno, Agnes McBeth, Nicole Brooks, Rose Uscianowski, Neil Anastasio, Igor Baboshkin,  
John Garcia, Michael Harwood, Michael Arvenitis, Jack Bolemback

Marie LaFrancesca, Elena Brady, Cathleen Kenny, Jemaine Williams, John Pozzolano & Patrick, CTV, Mr.  
Rodriguez, Jr., Andrew Dorman, John McBeth, Mariann Althoff, Joseph Riccardi, Michael Morrell, Mr. Gibbs, Ricia  
Augusty, Denise Hidalgo, Frank Marra, Charlie Olson, Lindy Peter Crescitelli, Zhana Krot.

Meeting called to order by Anthony Cosentino - 6:45PM

Anthony Cosentino, First Vice-Chair said Chairman Siclari will not be here tonight and he was the acting  
Chair for this evening.

Pledge of Allegiance

Roll Call Attendance – Loretta Cauldwell

Mr. Cosentino said this week we lost a very hard-working member of this community, Mary Bullock and  
asked for a moment of silence.

**Public Session - Friday Ogbewe** – Asked each speaker have three minutes.

Mario Buonviaggio – Vice President of the Port Richmond North Shore Alliance. Tragic news of Mary  
Bullock's passing in a fatal car accident. It was a huge loss to the civic group and we are gathering up  
the pieces, reorganizing. She was my guiding light. She wrote every letter that went out to civics groups,

elected officials, city/state agencies, etc. She directed me where to go, speak, actions to take, etc. I asked sometimes if we should pull-back and she said it was too late to hurt feelings. She is a big loss to the community. I found out so many things after her passing. She wrote a book, she has dozens of paintings, she was involved with a youth group. She loved the military and respected the flag. She commended some of the new board members at CB1 on how we are engaged. She commended Mariner's Harbor/Port Richmond Area Committee new chairs, Selina Grey and Dora Berksteiner. We are looking for at least three people to take Mary's place as co-chairs. I will remain Vice President. Her name will always be the Founder and President of this Civic Group.

Nina Salerno, Senator Jessica Scarcella-Spanton's office – Earth Day contest for April for essay, poetry or artwork. We also have a flyer for Securing Communities Against Hate Crimes Grant Program. Grants for cybersecurity up to \$200,000. We have free breast cancer screenings/mammogram events on April 7<sup>th</sup>. We had a Women in Business Expo in collaboration with Councilmember Hank's office on Sunday, March 3<sup>rd</sup>. We showcased 40 vendors. Italian/American Scholarship on March 15<sup>th</sup>, two for academic and two for athletic for college freshman and high school seniors.

Agnes McBeth – We wish Nick a speedy recovery. Updates on successful prosecutions. Staten Islanders elected the DA as Chief Law Enforcement Officer. Defendant Philip Moreno pleaded guilty to two counts of murder in the first degree and one count of attempted murder in the second degree. Will be sentenced to 40 years to life. In 2020, he entered a home and killed two people, one who was pregnant and permanently paralyzed the third person. 2021 South Shore homicide by Kaitlyn Reuter. She orchestrated an attempted robbery and home invasion. The homeowner was murdered. She faces 25 years to life. Adam Kamagate and Curtis Braswell were indicted on a first of its kind case, a drug smuggling case. They infused their court documents with Fentanyl and Cocaine in attempt to smuggle it from the Supreme Court into Rikers Island. Kamagate faces 30 years and Braswell up to 20 years in prison. Mr. Kamagate was already in jail for drug possession and the death of his child that died from a Fentanyl overdose. Eight people were indicted for a life-insurance fraud scheme covering \$2.3 million. We uncovered 30 fraudulent policies. The second St. Patrick's Day Inclusive Parade will be held on Staten Island, March 17<sup>th</sup>. Our office will host the annual Jerome Donovan breakfast at Jody's before the parade. Illegal dumping is taking place and we have apprehended individuals by setting up cameras. If you have any areas we can divert our attention to, please let us know. Veteran's breakfast coming up Standup Stop Bullying Art and Writing Contest to all schools on Staten Island. I go to schools and present our workshop to students and parents. It's a way for students to talk about their experiences in a creative fashion to help them to release some of that trauma.

Nicole Brooks – Community Input meeting on March 21<sup>st</sup> at 6PM – Virtual for Liotti Ikefugi Playground.

Michael Arvenitis – We broke ground on the Mary Cali Center that will replace the Cromwell Center. It will be adjacent to where the Lyon's Pool was. \$426 million historic investment in our Waterfront which will create bike and pedestrian trails. Fishing stations, boat launch, etc. Housing and retail options along the Bay Street Corridor. It's Budget time at the City Council's office. Today was Cultural Affairs. We had the Zoo and Snug Harbor. Then the New York Public Library came. The Port Richmond renovations are on track and will open. We may not be able to hire anyone because of the hiring freeze with staffing. We are working on it. The West New Brighton renovation is still in the budget. Which means we would have renovated all libraries in Community Board 1 except for Todt Hill/Westerleigh. The Cannabis dispensaries is a state issue. 386 Forest Avenue wanted to put in a drive through and that was ridiculous. You need to have a certain amount of square footage. That is not going forward. 436 Forest Avenue/Card and Bagel store is as of right, so we don't have a role to play in it. We did petition with DA's office and sheriff's office to get \$228,000 worth of fines over two hundred pounds of marijuana seized, unpacked cigarettes at three locations at Castleton and Forest Avenue. When one of these dispensaries move in they target the illegal shops. If you know any illegal shops in the neighborhood, please reach out to our office.

Rose Uscianowski – I usually represent Transportation alternatives. Today I'm representing a coalition that I'm a member of with Transportation Alternatives and the St. George Civic Association, Ferry riders committee and in Bay Ridge, the Bay Ridge Environmental Group. We have been advocating for a Fast

Ferry route from St. George to Bay Ridge (end of 69<sup>th</sup> Street). It actually existed until 1964. EDC wants to assure that there will be a lot of ridership. Please fill out a survey.

Neil Anastasio – President, (FRRCA) Forest Regional Resident's Civic Association – I didn't personally know Mary Bullock. I knew of her. I sat next to her at the State of the Union Address by the Borough President a couple of months ago. The humor and knowledge that she had and she knew everyone in the room. It is hard to lose Mary. The Cannabis Dispensaries brought before the Community Board. Our Civic Association has proposed a list of Guidelines for the Community Board to consider when looking at these applications. One says if there is a House of Worship that has a Sunday school or Daycare, it's not considered a House of Worship and that the House of Worship has to be on the same road. The state looks at the impact on traffic and pedestrians. Cannabis dispensary do not belong in these zones. They belong in higher-density commercial zones. Not in residential neighborhoods that have low-density commercial zoning. We are working with the state legislators and have letters of support from them as well as Councilmember Hank's and the DA. We are working to propose changes to the law.

Igor Baboshkin – Calling on our elected officials and DA's office. Over 100 elderly residents in the Oceanview Condos, 31 Hylan Blvd. The chairman of the Board of Directors was removed. We had the best service and prices for 12 years. The new Board of Directors raised the prices. Last year maintenance was elevated 42% from \$750 to \$1100. We don't trust the Board of Directors. The election was carried out by the management company and not the owners.

John Garcia – Climate change with increasing rain and all the hurricanes. Overdeveloping on Staten Island can create hazardous conditions. Retaining walls will collapse. October 4, 2012, the Fire Department did not approve Harborlights.

Michael Harwood – River North Apartment Project, corner of Hamilton and Richmond Terrace. The St. George Civic Association and CB1 opposed unanimously. It was approved. After approval, the zoning was changed, they had as of right and the developer changed their plans. It's a Brownfield site. It needs to be cleaned up. I reached out to DEC with the help of Senator Scarcella-Spanton's office. It hasn't started because they're changing their plans again but haven't disclosed what the changes are. If the CB1 office can reach out to the State DEC, City Planning, and the developer itself.

Jack Bolembach – Serpentine Arts and Nature Commons, Protectors of Pine Woods. Mary Bullock was a loss to us. There are a lot of trees we want to protect and preserve. Any construction on that hillside will cause devastation especially with the heavy rains we are having and flooding. Erosion is another problem. Debris will be coming down that hill. Senator Scarcella-Spanton has written letters on our behalf. We can make a 25 acre nature preserve on the property.

Anthony Cosentino asked for the acceptance of minutes from the last full board meeting. Katheleen Coen and Anthony Sgarlato.

**Presentations** – Jeanne Raleigh of RHOAR – Here with her husband Daniel Raleigh. Homeowners in West Brighton. The organization is trying to restore homeowner rights to single and two-family homeowners. On September 5<sup>th</sup>, 2023, the city put into effect Local Law 18. The Law prohibits short-term rentals for less than 30 days unless you allow the renter to live in one of your bedrooms. There's a lot of history behind this. The hotel industry, co-op and condo boards were behind this. Single and two-family homeowners were caught up in this. Across all five boroughs, families are going into foreclosure because they rely on the short-term rental income. Asking for CB1 support. We have more than 500 members. The city said there is a housing crisis. They want me to rent my upstairs apartment indefinitely. I have three grown children and don't want to rent all the time. We are asking to pause Local Law 18 while we work with the legislature to carve out single and two-family homeowners who occupy their homes. Condos and co-ops, you can rent your apartment and be somewhere else. Would like the Community Board to support us.

Harborlights Court – Phil Rampulla – Made a presentation at the Land Use Committee last week. This is a follow-up with additional information and to clear up misinformation. This board has always looked for a balance development between preserving nature and development. We are preserving over 42,000 square feet (an acre of land) of Serpentine Forest. This lot can support 8 houses. We are building 4 single family detached homes. We are gaining access through an easement. We haven't stolen land. Our client once owned the white house that has the side yard where he created an easement to gain access to his own property back in 1986. Since then, that house has been sold a couple of times. Whoever owns it now, I think received bad advice but had no idea there was an easement on his property. It is a perfectly legal roadway easement that was referred to the NYC BSA because we weren't on a mapped street. The Fire Department said you're road is too steep. The maximum percentage of roadway is 10%. There are other spots like this. The owner hired a surveyor and we looked around, Longview, Howard, etc. They came in at 16 and 17%. We have a 12% roadway. The Fire Department could not reverse their original position. The BSA overturned the FDNY initial objection and voted in favor. We need to have porous pavement. It allows about 25% of the storm water that falls on the street and goes back in. We are responsible for 2 inches of rainfall in a 24 hour period and disposing of that water on our site or into a storm sewer. MS4 changes those regulations to 9 inches in 24 hours. This consists of rain gardens and other natural attributes to allow water back into the soil. We are complying with City Planning and DEP. Another statement was that we are releasing asbestos. Back in the 2000's we tested for that. This project belongs in CB1.

Timothy Forsyth mentioned that these four houses are as-of-right due to the current zoning, the easement is public record, and proximity to homes on Shelterview Drive. Over many years, hundreds of houses have been built into the hillside on Grymes Hill, Howard Avenue, Oakland Terrace, Hillside Avenue and Emerson Hill. This is private property owned by a private developer. Mr. Rampulla agreed.

#### **Officers' Reports**

**First Vice-Chairman, Anthony Cosentino** – No report.

**Second Vice-Chairman, Timothy Forsyth** – We received the proposed Guidelines for Cannabis Retail Outlets from Neil Anastasio and the Civic Group. Along with First Vice Chair, Anthony Cosentino, we are going to take that to the Rules Committee.

**Third Vice-Chairman, Friday Ogbewe** – No report. Urging the area chairs to submit their minutes in a timely fashion so the office can prepare her reports on time. We have been having a problem with this. Anthony Cosentino added especially with liquor licenses, there is a 30-day window to send out a letter to the SLA.

**Secretary, Loretta Cauldwell** – No report.

**Treasurer, Sunny Jain** – Excused

**Chairman, Nicholas Siclari** - Excused

**District Manager, Joan Cusack**: When sending emails to Linda and I, please send to both of us. We work together on everything that comes in the office and goes out of the office. Unless it's personal to one of us. Thank you.

#### **Functional Committee Reports**

**Land Use, George Turner** –

1. **Harborlights Court** - An authorization pursuant to ZR#s 119-311, 119-315, 119-316, 119-317, to facilitate development of four new detached single-family homes, is being sought by private applicant, Grymes Hill Estates, LLC at 20, 25, 35, and 40 Harborlights Court, in the Grymes Hill neighborhood, Community District 1, Staten Island.  
Speakers: Nora Martins, Phil Rampulla, Joseph Labotz

**Motion to Approve as Presented. –**

Land Use Vote: 3 Yes, 8 No, 1 Abstention

Full Board Vote: 9 Yes, 11 No, 4 Abstentions, 0 Ineligible

2. **Protectors of Pine Oak Woods** (Protectors), presentation slides to inform and ask for your endorsement and support on an activity that we are pursuing in Community Board-1. Our goals are to preserve as much as possible the “Green Spaces” that are all about us, in particular, properties lying close together along the Serpentine Ridge between Van Duzer and Howard Avenue. Presently actively working towards this goal and would like to bring you up to date on our work at the Serpentine. We are also working on other such areas throughout Staten Island in the hopes of likewise preserving as many other Green Areas as possible. Our presentation will only touch on our other activities outside of CB-1 in order to show our overall plans.  
Speakers: Mark Latore, Jack Bolembach, Charles Olson

**Land Use Motion to Send a Letter of Support -**

Land Use Vote: 10 Yes, 0 No, 1 Abstention, 1 Ineligible.

**Full Board Motion to Table Until May Full Board Meeting -**

Full Board Vote: 20 Yes, 4 No, 1 Abstention, 0 Ineligible

**There was a lot of discussion on these Land Use Items. If interested, please call the office and we will email you the video.**

**Waterfront, Joe Ahlstrom** - There are a lot of good issues and I thank Lillian Lagazzo. They were going to put a crane on Hannah Street and that is not happening. Pier One is going to remain closed. I was trying to push EDC to open it. It has been closed since 2017. EDC is doing some construction on it. They have \$426 million. They will build a pathway from the Ferry to the bridge. Lighthouse Point Parking Garage, we'd like them to open it. The Mayor and EDC are looking into it. Bike lanes at the former wheel site was brought up. They will try to develop that area. The land on Richmond Terrace and Hamilton Avenue, we said we didn't want a 40 story building and they promised a 26 story building. The new Jr. High School by Fort Wadsworth, PS 59, Harbor School on Richmond Terrace and Maritime High School on Governors' Island. There is a shortage of deckhands and people in the Harbor. This would be a pipeline for that and it is encouraged. We need a Maritime entity on Staten Island. The NYC Ferry to Bay Ridge. Hornblower has gone bankrupt. They run the NYC Ferries. We feel a ferry to Brooklyn should be started. Tompkinsville signage. Please fill out the surveys.

**Public Services, Sunny Jain** – No meeting.

**Youth Services, Katheleen Coen & Mohan Radhakrishna**. – Katheleen Coen spoke about a social worker who spoke at the meeting from Project Hospitality. It operates a Drop-In Center for youths who are in crisis and need a place to stay for the short term. We also were honored to have Police Officer Krot who presented herself as another liaison. We also have Jermaine Williams. Anthony Cosentino suggested a further inquiry as to how we can work with the family court to intercept youths who maybe in crisis. We will undertake that.

**Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth** – Anthony said he will be having a meeting soon, TBA.

**Budget & Finance, Anthony Cosentino** – No meeting.

**Transportation, Nicholas Zvegintzov** – No meeting.

**Small Business & Non-Profit, Jaclyn Tacoronte** – Our next meeting is tomorrow, March 13<sup>th</sup> rescheduled from last month. The old Bin 5, Mello Bistro. Presentation by the SI Chamber of Commerce. Discussion about the \$1.6 million that was not used for a BID.

**Labor, Robert Holst** – Anthony Scutari spoke. May Mary Bullock rest in peace. Nick Siclari get well and come back quick. SIUH nurses are considering a strike. Want a fair contract. Send a message to Northwell Health. Tomorrow, March 13<sup>th</sup> at 12 noon at SIUH. The doctors are okay but the higher ups in these hospitals, “are not nice people”. We have another Food Drive. Monday, March 11<sup>th</sup> we met a Harmon House on Forest Avenue. We had 25-30 volunteers. Every school on SI is involved collecting 100,000 pieces of food. We will do it on March 22<sup>nd</sup>. We have 27 recipients on Staten Island. We send 7-8 trucks to Brooklyn too. Staten Island is bad but Brooklyn is worse. Saturday, March 23<sup>rd</sup> at 7:00 meeting at Farrell H.S. I have been doing this for 32 years and wish this would end. There should be nobody going to bed hungry here.

**Parks & Recreation, Anthony Cosentino** – I had a meeting regarding Skyline Park. I and the committee had questions about the height of the fence, etc. Nicole Brooks sent it back to design. It will then come back to CB1 for another review.

**Cultural Affairs - Anthony Sgarlato** - Monday, April 29<sup>th</sup> will be the next meeting.

**Health and Human Services, Fran Reali** - No meeting.

**West Brighton/St. George, Claudette Duff & Anthony Cosentino** – In the packet.

**Silver Lake/Sunnyside/Westerleigh, Timothy Forsyth** – No meeting, no minutes. Confirming with Fran Reali, your office, next Wednesday.

**Rosebank/Fort Wadsworth, John Guzzo** – Meeting with Con Edison about the Battery Storage Sites. They are not run by Con Edison and are privately owned and Con Edison are not responsible for them. They have to follow Con Ed guidelines with installation. We and the elected officials need to keep an eye on this. They use the as-of-right that they can put them anywhere because it's a temporary emergency site. These belong in commercial areas. Con Ed said they are responsible for the meter only.

**Mariner's Harbor/Port Richmond/Elm Park, Selina Grey & Dora Berksteiner** – We need to submit a full report to the office. I want to acknowledge Mary Bullock who was a big part of our meetings who always showed up and contributed to the meetings. Selina and I were “gifted” that we were going to be co-chairs and we are working through it, but Mary was a great help to us. We will miss Mary. We had the privilege to work with her.

**Clifton/Concord/Stapleton, Peter Lisi** - We did our first Hybrid meeting in person and on Zoom on the third Thursday of every month at the Stapleton Library. When we request something, the city is doing it. Thank you to the CB1. Request for a Street Naming for long-time CB1 member, George Doyle. NYC Board of Education and School Construction Authority activate a vacant school on Tompkins, the old Hungerford School. The office put in a request and there is now a construction fence around it. Hoping it will be a school. National Grid Project presentation in the Concord area. Infrastructure construction on Narrows Road North off DeKalb Street, off Targee Street, Rhine Avenue, Little Clove Road. Final

restoration starts in the Fall of 2024. Day and night work, 9am to 3pm and 9pm to 5am. Sally's Smokehouse is coming to Stapleton, 25 Navy Pier Court. Come to Front Street in Stapleton. It's working. We still have illegally parked tractor trailers, mechanic/car wash business on Front Street. A number of illegal smoke shops we requested to be looked at. We asked DSNY to clean Front Street Waterfront between Thompson Street and Bay Street and now we see trucks and sweepers everyday there. A statement in the minutes from an owner on Bay Street. Please read it. We had to ask people to get off area committees that are not making the quorum. People don't show up. We need the quorums to do business. Shout out to the Community Board, you are community angels and it's a thankless job. Keep up the great work. Apartments are by lottery.

**Old Business** -

**New Business** – Anthony Cosentino said, “I was soft when it came to Land Use”. The applicant was here a few years back and came back again. This had to be ironed out but that won't happen again. When it comes to Land Use, we have to go by the rules.

Motion to Adjourn – 8:55 PM