

**COMMUNITY BOARD MEETING #1 AGENDA –**  
**TUESDAY, September 12th – 6:30 P.M.**  
**Salem Church, 634 Clove Road, Staten Island, NY 10310**

**SESSION OPENING**

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

New members will be sworn in by Marie LaFrancesca of the Borough President's Office.

**PUBLIC SESSION:** David Pena, Nicole Brooks, Agnes McBeth (Introducing ADA John Stepensky), Jermaine Williams, Stephen Spataro, George Doyle, David Shehadeh, Prince Cobbina, Teresa Tokarska, Barbara Egitto, Peter Levine, Mary Bullock.

**PRESENTATIONS:**

1. **Assemblyman, Sam Pirozzolo** – Speaking about the migrant crisis and other community issues.
2. **David Mandel – Community Liaison for Percent for Art:** Artwork Conceptual Design Presentation for Mary Cali Dalton Recreation Center. Location: 6 Victory Blvd, SI, NY 10301. Artist 1: Miguel Braceli & Artist 2: Risa Puno. The presentation(s) will cover the conceptual designs for the two public artworks being commissioned. We will request a letter of support for the artwork.

---First Vice-Chairman, Anthony Cosentino

---Second Vice-Chairman, Timothy Forsyth

---Third Vice-Chairman, Friday Ogbewe

---Secretary, Loretta Cauldwell

---Treasurer, Sunny Jain

---Chairman, Nicholas Siclari

--- 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, Timothy Forsyth

---Budget & Finance, Anthony Cosentino

---Transportation, Nicholas Zvegintzov

---Small Business Committee, Jaclyn Tacoronte

**AD HOC COMMITTEE**

---Labor, Robert Holst

---Parks & Recreation, Anthony Cosentino

---Cultural Affairs, Anthony Scutari

---Health and Human Services, Fran Reali

**AREA COMMITTEE REPORTS**

---West Brighton/St. George, Claudette Duff, Anthony Cosentino

---Silver Lake/Sunnyside/Westerleigh/Willowbrook, Timothy Forsyth

---Rosebank/Ft. Wadsworth, John Guzzo

---Mariner's Harbor/Port Richmond/Elm Park/Arlington, No Chair

---Clifton/Concord/Stapleton, Peter Lisi

Old Business

New Business

Adjournment

If you are unable to attend the 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

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

**Nicholas Siclari, Chairman**

**Members**

Joe Ahlstrom  
Joseph Bird  
Allison Brown  
Telee Brown  
Christopher Campbell  
Loretta Cauldwell  
Andre Ciprut, Ex.  
Kathleen Coen  
Christopher Corbo, Ex.  
Anthony Cosentino  
Claudette Duff, Ex.  
Samir Farag  
Omar Ferriera, Ab.  
Timothy Forsyth  
John Guzzo  
Robert Holst  
Vincent Innocente, Ex.  
Sunny Jain

Linda Juarbe  
Lillian Lagazzo  
Peter Lisi  
David McGoy  
Mohan Radhakrishna  
Friday Ogbewe, Ex.  
Ernest Paige  
Francine Reali  
Catherine Schiavone  
Anthony Scutari  
Anthony Sgarlato, Ex.  
Sean Sheil, Ex.  
Nicholas Siclari  
Jaclyn Tacoronte  
George Turner  
Siyda Williams  
Steven Williams  
Nicholas Zvegintzov

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Associate

**Guests**

Agnes McBeth, RCDA, Marie Carmody-LaFrancesca, BP Vito Fossella's Office, David Pena, Councilmember, Kamillah Hank's Office, Cathleen Kenny, AM Sam Pirozzolo's Office, Umamah Masum, Senator Scarcella-Spanton's Office, Ousmane Diallo, Assemblyman, Charles Fall's Office, Prince Cobbina, Dolores A. Brennan-Prichard, **Ethan Brown, Transportation Presentation with Nicholas Zvegintzov, Chair Transportation Committee**, Eric Patterson, Brooke Wiczorek, **Diana Swiraj, EDC Presentation, Joseph Ahlstrom & Peter Lisi, Waterfront Presentation**, Jean Daggan, Michael McKeever, Ruben Sibri, Capt. James McCue, FDNY, EMS, Dorothy Brown, Jermaine Williams, Will Deautriell, Kathleen Sforza, Maximo Felci, Mario Buonviaggio, Mary Bullock, John McBeth, Harvey of Bay Street Landing, George Doyle.

Meeting to Order 6:34 P.M.

Pledge of Allegiance

Roll Call Attendance – Loretta Cauldwell – Quorum Present

Motion to Accept the Minutes

Chairman Nicholas Siclari thanked and announced Anthony Cosentino as new Rules & Legislative Chair in the absence of Chris Rooney.

**Public Session**

Harvey – Bay Street Landing Resident – Situation on Front Street across the street from the Clifton MTA Train Yard, there are 15-30 commercial vehicles parked there 24/7. Summonses are not issued due to their being commercial vehicles consisting of tractor trailers, Greyhound bus, etc. They are hard-working people but when their commercial vehicles are not there, they park their cars there to save the parking spot. This is our waterfront. In the other boroughs, this wouldn't be tolerated. When I call, I'm told the police investigated and didn't see anything. **(Emailed the 120 Precinct. It's the first time they are hearing about this. They said it is "absolutely unacceptable". Summons were issued by the 120<sup>th</sup> Precinct.)**

David Pena – Office of Councilmember Kamillah Hank's – We are partnering with DOT for "Open Streets". The first one will be Saturday, June 17<sup>th</sup> on Front and Prospect Streets. Everyone is invited. Each is different with one for seniors and one for children, etc.

Will Deautriell, DOT – Reading a letter from Commissioner Caruana of DOT – Spoke about the May 9<sup>th</sup> Community Board Meeting constituent comments regarding the left turn on Clove Road onto Tioga Street. Mentioned was concern for safety at this intersection and the tragic fatality recently. The concerns had nothing to do with the left turn signal not being restored. DOT's main concern is the safety of all drivers, pedestrians, etc. This constituent said their business had been negatively impacted because the motorists can no longer make the left turn on Tioga Street. DOT understands his concern but there are three other options to get to this business. 1) Left on Narrows Road from the SI Expwy overpass, right on Cayuga Avenue, and right on Tioga Street. 2) Left on Oswego Street, left on Cayuga Avenue, left on Tioga Street, 3) Right on Martha Street, right on Howard Avenue to Tioga Street. The constituent claims he sent photos, etc. to DOT and has not heard back from them. This is not accurate. Commissioner Caruana said she spoke to the constituent on several occasions about the dangerous intersection with the left turn implemented and major traffic backups. **(Full letter is available).**

Kelly Yim – Manager of Stapleton Library – We need your support for all Public Libraries. On June 15<sup>th</sup> at 10AM we are having a Day of Action to say why libraries are so important to the community. Post on Social Media with Hashtag, "no library cuts". **(Flyer available with more information).**

Michael McKeever – Castleton Corners/Westerleigh Resident – Traffic has been terrible/cars speeding. Two weeks ago, a neighbor of mine got sideswiped and his front end of his car was demolished. These are all two-way streets that should be one-way streets. My car was sideswiped also on Drake Avenue. Asking for a stop light on Drake Avenue and Manor Road. A stop sign means nothing. **(Emailed DOT. Waiting for a response).**

Mario Buonviaggio – Port Richmond North Shore Alliance – The past 7-8 months we had Honorable Street Co-Namings, Congestive Housing Rally and a Military Banner Event and Community Board 1 didn't attend. "If you're unable to do this position, please remove yourself." "Please have the new session do better". **(Going forward, I have asked Mr. Buonviaggio to have a notice of these events sent to us so we can inform our board members in advance- Linda Maffeo).**

Travis Carter – New representative for Jermaine Williams representing the Public Advocate – Please let me know how our office can be a resource.

Jean Duggan for Priscilla Marco – Invitation: We ask you to join the Steering Committee of Castleton Avenue Business Improvement District Exploration, Staten Island Business Outreach Center (SIBOC), the New York City Department of Small Business for Schools Out For Summer Event on Sunday, June 25<sup>th</sup>, 1-4 PM. Please come out and meet the merchants along the corridor. The street will be closed on Castleton Avenue from Davis to Pelton and from Pelton to Bement Avenue. Request for Support: SIBOC is looking for Community Board support on a Brownfield Opportunity on Castleton Avenue. We would look at the old gas station on Castleton and Regan Avenue. This BOA opportunity would help develop, realize a vision and strategize areas affected by the Brownfields and related disinvestment.

John McBeth – It has been an honor of my life to represent Community Board 1. I've made a lot of friends and connections along the way. I'm grateful for the opportunity to serve. I was not elected but appointed and asked to serve. The only reason the community board was able to meet throughout the Pandemic was the opportunity to share my Zoom account. My area met every single month including the summer. I am encouraging the new members to do more, not the same. Do more for yourselves and your community.

George Doyle – As a former board member for 43 years, I have been honored to serve with John McBeth, John Guzzo (still a board member), Anjail Ameen-Rice, Larry Beslow and Chris Rooney. Never has a Borough President or a Council person informed Board Members of not to be reappointed by email. Always by a letter. It's degrading to the board member that was terminated. I will speak of five people of why we believe we were not reappointed. We were outspoken in the events of Lisa Crosby to become the District Manager. The elect officials got rid of people that care. If this wasn't my last meeting, I would have suggested a vote for Salem Church. It has ample parking and off-street parking for cars. This (St. Mary's Episcopal Church) is not handicapped accessible. "Please keep the community board going perfect. Don't listen to the electeds". He went on to say, we are the community and come up with the ideas. "About 6 months ago, I saw the Borough President and the Councilwoman standing on the old Staten Island hospital grounds saying we have plans for this. They don't have plans, we have plans."

District Manager, Joan Cusack said she would like to thank George for 43 years. He has always helped me with advice and helped the Community Board staff with all our meetings.

Teresa Tokarska – Department of Health and Mental Hygiene – Home Visits Initiative. We are improving health inequities for pregnant and parenting families especially with communities that have been affected by Covid-19. Looking to connect with organizations in the North Shore. With have a free multi-faceted Hipaa compliant tool to give these families the resources they need. There was an NYPD Outreach Baby Shower a few weeks ago. We would like to connect with other organizations.

Faisal Zouhbi – Resident of Mariner's Harbor. North Shore Greenway Greenbelt Park. Staten Island is known as the Borough of Parks. These projects will help improve business and valuable resources to our community. It will improve the value of our homes. It's up to our Community to complete the rest. Phase I, Sidewalk improvements to Jersey Street and Atlantic Salt area. Phase II, Sidewalk improvements from Atlantic Salt to Snug Harbor. There is a fast ferry going to 39<sup>th</sup> Street to Battery Park and SI Ferry. If we bring one to the North Shore, they will start to develop the area. They gave \$97 million to seven unimproved acres in Coney Island where they may put a casino. The project in North Shore would cost \$44 million. We would like to help to get this done. Thank you.

Agnes McBeth – Community Liaison to the DA's Office – The DA has written a letter to the city council to support Bill 1001-A. If approved it will prohibit owners of commercial properties from knowingly renting out their properties to illegal cannabis shops, illegal smoke shops, or any illegal substance shops. This bill will require the sheriff's office to produce a monthly report to reinforce unlicensed cannabis sellers. The District Attorney said, "Government must act to attempt to put this genie back into the bottle before this above-ground black market becomes impossible to rein in." Your voices have been heard and the DA is in support of your concerns. June is gun violence awareness month. NYPD has recently launched 20 rookies into the hotspots in our community. The Commissioner Sewell recently visited Stapleton. We are sorry to see her go because she has taken a proactive stance to limit gun violence. At RCDA we request bail and jail for every gun case. That cannot be said for every other borough. Reminder, Juneteenth is coming. This Saturday, our office will be partnering with the activities at Tappan Park and Snug Harbor. Please stop by. Thank you.

Chairman Siclari wanted to acknowledge the board members that are leaving us. They are our friends. There is no form of American government where one cannot be replaced when the time comes. We have term limits for Community Board Members. Want to acknowledge Ali Mir Masum, Larry Beslow, Celeste Bute-Holmes, George Doyle, John McBeth, Chris Rooney, Daniel Williams, Linda Eskenas, Camille Zarrelli, Anjail Ameen Rice and Sandy Carles. Thank you for your service and we know its hard to go to active meetings sometimes three times a month for your community but you left the North Shore a better place. Thank you for everything you taught me and thank you from the board members.

#### **PRESENTATIONS:**

**Ethan Brown**, Community Planning Fellow sponsored by CB1 with the support from Fund for the City of New York and **Nicholas Zvegintzov**, Transportation Chair – "Building History on Staten Island's North Shore". This project puts 'date-built' on the buildings in CB1, using city records, historical maps, street views, real estate records, newspaper clippings, street plans, etc., and creating a database and maps for the entire CB1 area. CB1 will receive a story map of selected neighborhoods and a how-to guide for continuing in further neighborhoods.

**Rasika Girish Deosthali**, DCP Borough Planner & **George Todorovic**, DCP Deputy Director - City of Yes – Carbon Neutrality Text Amendment.

Why Carbon? Climate Emergency caused by Greenhouse Gas Emissions.

Carbon Neutrality City? Reduce overall energy needs (retrofit buildings to be efficient), Clean the Grid (Decarbonize the Source of Electricity), Electrify Buildings & Vehicles (All remaining energy needs are powered by the clean electric grid).

By 2040 the New York Energy Grid must be 100% renewably-based with Rooftop Solar, Parking lots with solar canopies, Community solar, Energy Storage, On-Shore Wind.

There was no vote at this time. It was tabled until a future date. (DCP will come back in September 2023 for a vote in person).

**Diana Switaj**, Gov't & Community Relations & **Brooke Wiecezorek** of EDC. Tompkinsville Esplanade & Pier – Application ULURP 230033MMR. Application submitted by Department of Transportation and the Department of Citywide Administrative Services for site selection of property located at the northern end of Block 487, p/o Lot 100 approximately aligned with the prolongation of Swan Street for use as a transportation related dock builder's facility.

Motion to Accept by the Land Use Committee – Passed unanimously.

Motion to Accept by CB1 - Passed unanimously.

**Joseph Ahlstrom & Peter Lisi** of CB1 Waterfront Committee – 20 Projects – Staten Island Waterfront Vision Revitalization.

It is imperative that the current successes of Staten Island Waterfront; Staten Island

Ferry Hawks Baseball Stadium, Triangle Equities Lighthouse Point Project, Empire Outlets, National Lighthouse Museum, Bay Street Landing Home Owners, Millers Launch, FDNY Marine 9 and Urby, as well as surrounding neighbors and the community, finally be given a completed functioning safe public walkable New York City Waterfront Vision 2030, (formally Waterfront Vision 2020) from Richmond Terrace & Bank Street to Front Street - Edgewater Plaza.

These are the list of Waterfront Project Items we request an update on:

- 1- Bank Street Public Garage (950 car capacity). Issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 2- Former proposed (wheel) site. Issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 3- 911 Memorial and surrounding connecting area.
- 4- DOT St. George Ferry Terminal facility multiple entry areas need a safe traveling and lighted waterfront pedestrian passage from 911 Memorial (SI ferry terminal) through Lighthouse Point to Pier 1 and Bay Street Landing, as well as, all connecting areas. A more expeditious trek to the ferry terminal along the waterfront must be improved. The current journey is unsafe through deserted overpasses and DOT maintenance parking lots. A much safer walking route must be provided.
- 5- Triangle Equities Lighthouse Point status of completion and opening to the public.
- 6- Triangle Equities Public Garage (300 car capacity) status of completion and opening.
- 7- Triangle Equities Rehabilitation of 4 historic U.S. Lighthouse Depot buildings status of completion and opening to the public.
- 8- Former Proposed Hotel Site. Issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 9- National Lighthouse Museums Phase 2 expansion to Building 10 at 200 The Lighthouse Point Promenade.
- 10- Pier 1 Repair and issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 11- Tompkinsville Esplanade (Promenade) Project. Timeline Ground Breaking, completion & opening.
- 12- Victory Point aka Lower Victory Blvd. Connecting turns from Tompkinsville Esplanade. (Promenade) Project through (former Cromwell Center site) to Millers Launch.
- 13- NYC DOT Dock Builders Project. Timeline Ground Breaking, completion & opening.
- 14- Connecting turns from Millers Launch, along Front Street to Urby.
- 15- The Beacon by Catholic charities - 400 units building.
- 16- Proposed Public School - Waterfront Harbor School.
- 17- Front Street Site (next to Urby). Issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 18- NYC Parks facility & Stapleton Park extension. Timeline Ground Breaking, completion & opening.
- 19- (Clifton Station Waterfront) Connecting Front Street waterfront through Edgewater Plaza, across from MTA Clifton Maintenance Train Station. Issue RFP (Request for Proposal) or RFEI (Request for Expression of Interest) to solicit a lease holder operator.
- 20- Future plan to either fix, repair or remove dangerous and damaged pier pylons sticking out of the water along the Staten Island Waterfront. Either replace piers or better enhance some for the "ambiance of residents that live there," and keep some for environmental / water habitat and as a buffer for currents and wakes.

NYC Economic Development Corporation ensure the building and implementation of a complete pedestrian walkway along entire waterfront project, from Richmond Terrace and Jersey Street, throughout, to Front Street - Edgewater Plaza. And add and install, some type of, non-obtrusive to Staten Island land-side residents, uniformed walkway lighting and LED color changing lighting along the entire waterfront walkway, that's visible throughout the harbor from a distance, similar to the Empire State Building, colorfully illuminating our Staten Island Waterfront shoreline, with the ability to change colors for different occasions.

NYC Department of Transportation conduct assessments to ensure all sidewalks, curbs, streets, lighting and safety devices are installed and completed throughout the entire land side stretch of Staten Island Waterfront. The projects mentioned be completed in a safe and environmentally correct process utilizing local and union protected labor.

#### **Officers' Reports**

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

**Second Vice-Chairman, Timothy Forsyth** – No Report.

**Third Vice-Chairman, Friday Ogbewe** – Not present.

**Secretary, Loretta Cauldwell** – I would like to cast one vote for Chair, Nicholas Siclari. For First Vice-Chair, Anthony Cosentino. For Second Vice-Chair, Timothy Forsyth. For Third Vice-Chair, Friday Ogbewe. Congratulations.

Anthony Cosentino stated we have a vacancy for Treasurer in CB1. I would like to nominate Sunny Jain for that position and seconded by Timothy Forsyth.

Loretta Cauldwell cast a ballot for Treasurer to Sunny Jain. Congratulations.

**Chairman, Nicholas Siclari** – I would like to put one vote in for Secretary, Loretta Cauldwell.

Sunny Jain said thank you for the confidence. I am a banker, so I look at the numbers every day as well as budget balances every day.

**District Manager, Joan Cusack** - Thank you everyone.

**Land Use, George Turner** – We had the three presentations that we witnessed tonight at our Land Use Meeting last week. The Jersey Street Housing Project came to discuss the progress. This was already voted on anyway.

Chairman Siclari thanked George Turner for doing a great job this year taking over for Vincent Accornero.

**Public Services, Sunny Jain** – Regarding the 5G Towers. We can revisit in September. We only have an opposing group. We want to get DOITT to tell us more. We need to know the City's plan and more data. We can suggest for them to reduce it.

**Budget & Finance, Anthony Cosentino** – We are waiting for the Mayor's final budget on June 30<sup>th</sup>. Then we'll know where we stand.

#### **Rules and Legislative –**

**Transportation, Nicholas Z. Transportation** – Reports in the packet. What I have learned as Transportation Chair: 1) There is no solution to the traffic on the North Shore. 2) Nobody wants traffic to go faster on their block. 3) They would like to go faster on all the other blocks. There is no solution and no plan. I would like to thank Victoria Carstensen and Melissa Farley of the MTA for reacting to our questions and the rest of the transportation committee.

**Small Business, Jaclyn Tacoronte** – St. George Business Improvement District Proposal presented. St. George, Tompkins and Stapleton. I along with other committee members attended the first meeting at Flagship Brewery. The second meeting was at Edgewater Hall. I did ask to send a formal letter. June 30<sup>th</sup> is the deadline of the proposed BID. I, being the Small Business Chair would recommend you vote no on this. They only have roughly 24% of support. The BID has been in formation for over 4

years. There have been no women, no minority women, no minority men on the committee. They appointed a woman to be on the BID which is great but a little late. My suggestion is we work with small businesses to redraw an equitable map on what the small businesses needs are. A BID is focused on marketing, lighting, welcome signs, logos, etc. They will already be paying taxes and don't want any of the other stuff. They want security. CM Hanks and DA McMahon did a walk through in Stapleton to review and access to come up with a plan. Years ago, there was DRI (Downtown Revitalization Initiative) Funding. Governor Hochul's office selects one area to receive \$10 million. After meetings, 8 businesses received funding. The goal was to beautify a neighborhood. One was awarded to the Empire Outlets has not been redeemed because of the foreclosure. I reached out to the Governor's office to ask what will be done with that \$1.9 million? Does it go back into the pool, etc. I was told we will know by August. We can use it for the St. George and Stapleton Business Districts. The first official Small Business Committee Meeting is June 27<sup>th</sup> at 6PM at Beso. It's open to all please come and learn how this will affect you. There is a link to vote No which I will send to you. It is an internal Chamber of Commerce document. We need to address that.

**Labor, Robert Holst** – I want to commend the Waterfront Committee. A lot of these projects you hear about, I am a trained unionist and worked on a lot of those jobs. The people who have their sites set on the North Shore of Staten Island are making the job more dangerous, want to pay us peanuts to do it, etc. These jobs should go to Staten Islanders and pay decent wages and thank you to the Waterfront Committee. I live in this community and my kids go to schools here because of the wages we are given.

**Rosebank/Fort Wadsworth – John Guzzo** – We have the worst waterfront than anywhere. Other places have gems for waterfront and we have a junkyard. Cromwell Pier has no updates on it. We've been working on it but nothing happens. Buono Beach Restoration, a year later nothing works. We have to get the money we need from the Council. The Mount Carmel Feast will be in July.

**Clifton/Concord/Stapleton – Peter Lisi** - We will have meetings every third Wednesday at 6:30 PM. Our next meeting in June 21<sup>st</sup> and will be virtual. We need members.

#### **Old Business/New Business:**

Chairman Siclari said it was a rough year. A lot of transition and new faces. The board office is open during the summer and thank you Joan and Linda for answering questions during the transition. We should have new board members come September. We will meet at Salem in September. We are here to make a difference in our North Shore. We will be sending an email about the Street Co-Naming for our past District Manager, Joseph Carroll which will be on June 30<sup>th</sup> at Victory Blvd. and Clove Road. Have a great summer.

Adjourned at 8:35 PM.

**Treasurer's Report - FY 2024  
September 2023**

<u>CODE</u>	<u>ALLOCATED TO 6/30/23</u>	<u>USED</u>	<u>BALANCE</u>
100 Supplies	\$1,595.00	0	\$ 1,595.00
101 Printing Expense	200.00	0	200.00
110 Food & Forage	1,150.00	0	1,150.00
117 Postage	200.00	0	200.00
199 Data Process Suppl.	450.00	0	450.00
300 General Equip.	50.00	0	50.00
314 Office Furniture	140.00	0	140.00
315 Office Equipment	250.00	0	250.00
332 Data Process Equip.	294.00	0	294.00
337 Book Subscriptions	100.00	0	100.00
400 Contractual Svces.	1,500.00	0	1,500.00
40B Communication (Paid by OTI for our telephone bills – not our budget spending money)	3,013.00		3,013.00
403 Office Services	150.00	0	150.00
412 Equipment Rental	3,470.00		3,470.00
451 Carfare	0	0	0
452 Special Event	0	0	0
622 Contractor	0	0	0
700 Chase Imprest Fund (Money for Imprest Checks only- not our budget spending money)	500.00	0	500.00
TOTAL:	\$13,062.00		\$ 13,062.00

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

SUNNY JAIN, CB1 TREASURER

ENCUMBERED FOR FY2024 CONTRACTS



## **LAND USE PUBLIC HEARING AGENDA**

Tuesday, September 5, 2023 at 6:30 PM  
CB1 Board Office, 1 Edgewater Plaza, Room 217

**1. 541-545 Bay Street Rezoning – Proposed Rezoning from C4-2 to R6/C2-3 (BSC).**

A zoning map amendment from C4-2 to R6/C2-3 with an extension of the SBSCD and zoning text amendment are proposed by a private applicant, Epsilon Enterprises Realty, LLC, to facilitate the development of mixed-use building with 81 dwelling units, including 24 Mandatory Inclusionary Housing (MIH) dwellings, in the Stapleton neighborhood, Community District #1, Staten Island.

**2. City of Yes - Carbon Neutrality Text Amendment – Already had Presentation in June/Questions to be Answered with In Person Vote.**

**Rasika Girish Deosthali**, DCP Borough Planner, Staten Island Office Liaison & **George Todorovic**, DCP, Staten Island Office Deputy Director and Amy Obonaga, Urban Designer. **Nilus Klingel**, Lead Planner for the Project will answer board questions.

The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

**3. 425 Vanderbilt Avenue, BSA Application No. 713-28B2. Nasir J. Khanzada, LLC, Consulting Engineer.** Convert auto repair shop to convenience store. Instal new canopy, and legalize extension of accessory building, three new tanks, and three new dispensers.

George Turner, Land Use Chair

**Land Use Public Hearing, Tuesday, September 5, 2023, 6:30 PM – Board Office, 1 Edgewater Plaza, Room 217.**

**Land Use Committee**

Nicholas Siclari, Ex. Officio, Chairman  
George Turner, Chair  
Loretta Cauldwell  
Anthony Cosentino – Excused  
John Guzzo – Absent  
Lillian Lagazzo – Excused  
Peter Lisi  
Friday Ogbewe – Absent

**Board Office**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Non-Board Members**

George Doyle  
Phil Farinacci – Excused

**Guests**

Eric Palatnik  
Robert Palermo  
Alonso Espinosa  
Rasika Girish Deosthali  
Catherine Iannitto  
Diwakar Gupta  
Deborah Klingele  
Zhana Knot  
Nasir J. Khanzada  
Charlie Olson

**1. 541-545 Bay Street Rezoning – Proposed Rezoning from C4-2 to R6/C2-3 (BSC).  
Eric Palatnik presented.**

A zoning map amendment from C4-2 to R6/C2-3 with an extension of the SBSCD and zoning text amendment are proposed by a private applicant, Epsilon Enterprises Realty, LLC, to facilitate the development of mixed-use building with 81 dwelling units, including 24 Mandatory Inclusionary Housing (MIH) dwellings, in the Stapleton neighborhood, Community District #1, Staten Island.

Questions came up about affordable housing. This building is for the working class people, not low income but lower income level such as teachers, firefighters, etc.

Parking – Valet with stackers-type parking. Charging outlets for EV Vehicles.

**No Quorum – No Vote – Recommendation to approve at Full Board Meeting.**

**2. City of Yes - Carbon Neutrality Text Amendment – Already had Presentation in June/Questions to be Answered with In Person Vote.**

**Rasika Girish Deosthali**, DCP Borough Planner, Staten Island Office Liaison & **George Todorovic**, DCP, Staten Island Office Deputy Director (not present) and Amy Obonaga, Urban Designer. **Nilus Klingel**, Lead Planner for the Project will answer board questions.

The NYC Department of City Planning in close consultation with the Mayor's Office of Climate and Environmental Justice (MOCEJ) is proposing a citywide zoning text amendment to implement changes to the City's Zoning Resolution to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City's Community Districts.

Questions – Comments – Warwick, NY had a fire with these batteries and it had to burn out for hours. Water can't be used to put out this electrical fire. A question came up as to what are we voting for?

**No Quorum – No Vote – We will suggest that all Lithium-Ion Battery Storage be placed in non-residential areas and away from gas stations.**

**3. 425 Vanderbilt Avenue, BSA Application No. 713-2882. Nasir J. Khanzada, LLC, Consulting Engineer.** Convert auto repair shop to convenience store. Install new canopy, and legalize extension of accessory building, three new tanks, and three new dispensers.

Questions – Why was most of the work done without coming to us first? They realize that was wrong and now are trying to legalize it.

**No Quorum – No Vote – A recommendation will be made at the Full Board Meeting.**

## **Staten Island Community Board 1**

Transportation Committee

Joseph Bird, Christopher Campbell, Katheleen Coen, Anthony Cosentino, Radhakrishna Mohan, Catherine Schiavone, Sean Sheil, Siyda Williams

Chair: Nicholas Zvegintzov

Virtual Report of September 12, 2023

### **Meetings**

No meetings in June, July, August.

No meetings scheduled for September.

The Waterfront Committee's meeting on Tuesday, September 26, 2023 has invited testimony from Hornblower (contractor for the NYC Ferry) but no confirmation yet.

### **The Mayor's 'Community Conversation'**

Took place at Curtis High School on Monday, July 17, 2023.

The Transportation Committee stressed the necessity of agreeing on a new contract for the SI Ferry's captains, assistant captains, mates, chief engineers, and marine engineers, and added a request for a NYC ferry to Brooklyn. The Mayor promised action on the first (and delivered, see below).

I didn't raise the perpetual battle between going faster and protecting residents (no solution), the DOT's performance in such matters as paving, signage, streetlights, etc. (just keep doing your job), nor transit (not in the Mayor's control).

### **Contracts**

At a Labor Day press conference on the *Dorothy Day* ferry the Mayor announced the conclusion of a new contract (after 13 years of no contract) for the SI Ferry's captains, assistant captains, mates, chief engineers, and marine engineers, with significant pay increases both ongoing and retrospective.

In addition on October 1 the crewmembers will switch from a 32-hour work week with 'expected' overtime to a regular 40-hour week.

This has been the unspoken problem in previous negotiations, never mentioned by either side but hinted in CB1's two Waterfront-

Transportation Committee meetings with SI Ferry Chief Operating Officer John Garvey.

'Overtime is not mandatory and obviously you can't force people to work overtime,' said Roland Rexha, secretary treasurer for the Marine Engineers' Beneficial Association in <https://www.silive.com/news/2023/09/will-staten-island-ferry-service-improve-under-new-contract.html>. 'Before you were so dependent on people taking overtime, and honestly people were getting tired of it. ... Now, they should be able to have most of the ships covered... so that should expand the amount of service we get in the short-term.'

Also...

Answering a press conference question Adams seemed ready to goose the NYC EDC to settle a contract for on-board ferry refreshments. 'I want something to eat when I go across the ferry.'

And the NYC Ferry...

... Contract was re-awarded August 8 2023 to Hornblower Group (an international marine group with a considerable business in tourist harbor cruises).

They will implement Mayor Adams' Ferry Forward vision said to be 'a more equitable and financially sustainable system ... [a] strategy for NYC Ferry that drives ridership among underserved communities, reduces operational costs, and maximizes value to city taxpayers'.

## **Planning Fellow 2023-2024**

We have applied for a graduate student Community Planning Fellow, financed by Fund for the City of NY, to research a study:

### **'Desire lines' on the North Shore: Journey preferences in the northern tier of Staten Island**

'Desire lines' in a landscape are paths marked out by the movements of people or animals; it is a technical term in transportation planning for the most popular end-to-end journeys in a region.

We hope the Fellow can analyze, map, and rank journey preferences for journeys touching Staten Island District #1.

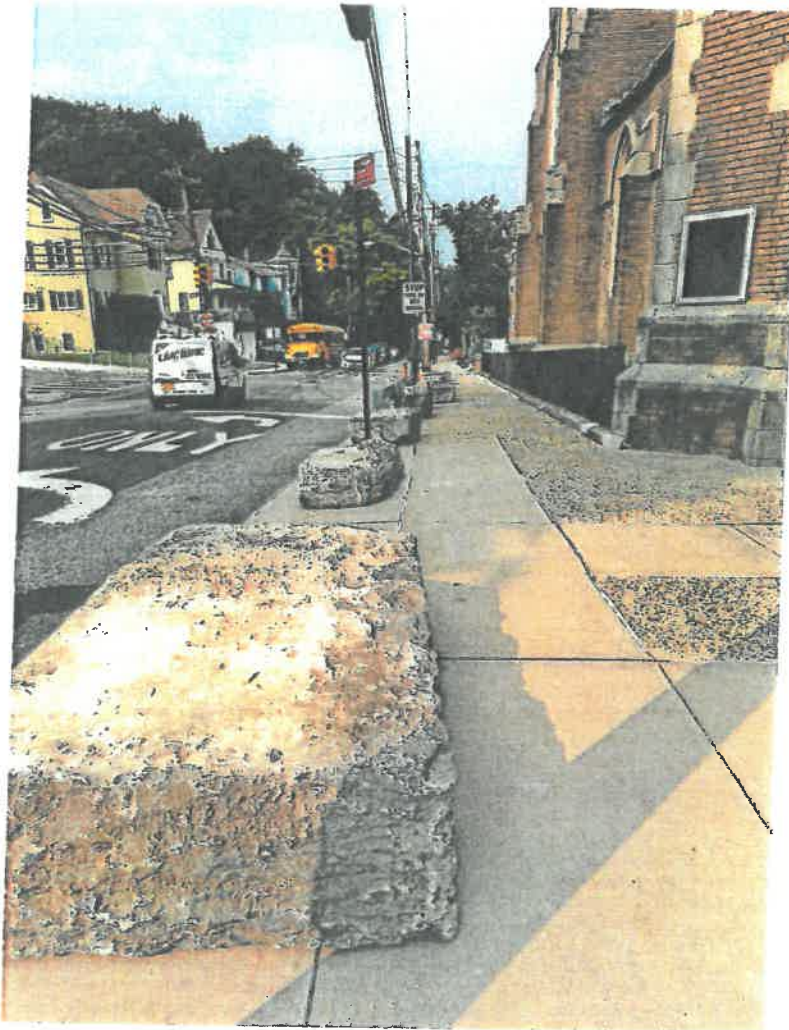
This information can feed into (a) discriminating through-channels from backwaters, and (b) indicating desired transit corridors ahead of planned bus and train changes on Staten Island.

We are waiting to see if a Grad Student steps up to this.

## **The St. Pauls Avenue boulders**

Following an intense campaign by the Van Duzer Street Civic Association (with approval but not much help from us) the NYC DOT deposited giant boulders on the sidewalk outside Trinity Evangelical Lutheran Church.

This is on the anomalous dogleg on St. Paul's between Cebra Ave. and Beach St. where traffic goes both ways on a one-way thoroughfare.



This should deter and deflect crash landings by vehicles speeding up to beat the lights.

William Deautriell, Chief of Staff in the Staten Island Borough Commissioner's Office said: 'These granite blocks didn't come easily. The Borough Commissioner's Office worked diligently to secure these for the community, especially after all the feedback we received from the local civic, transportation committee, neighborhood, and church.'

He added that there is still 5' of walkable space on the sidewalk, which is DOT's minimum requirement.

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Nicholas Zvegintzov, Chair

**Meeting with Blaze Bar & Grill, LLC, 226 Bay Street, Staten Island, NY 10301  
for their New Application & Temporary Retail Permit  
July 6, 2023, Board Office, 1 Edgewater Plaza, Room 217.**

**CB1 Members:**

Anthony Cosentino, First Vice-Chairman  
Sunny Jain, Treasurer

**Blaze Bar & Grill, LLC**

Owner, Shereene D. Soley

**West Brighton/St. George Area Committee:**

Claudette Duff, Co-Chair  
Anthony Cosentino, Co-Chair  
Christopher Campbell  
Loretta Cauldwell - Ex  
Kathleen Coen - Ex  
Sunny Jain  
Lillian Lagazzo  
Jaclyn Tacoronte - Ex  
Nicholas Zvegintzov

**Guests**

Andrew Dorman

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One of the owners, Shereene D. Soley spoke about her restaurant.

Full-Service Restaurant

No outdoor food or beverage

No entertainment

Open 6 days a week – Closed on Monday

Resident lives upstairs

Street parking

Jaclyn Tacoronte met with the owner/tenant of Blaze Bar & Grill at another time. Two families live upstairs. The owner/tenant plans on having music up to two nights per week that will conclude at 11:00 PM. "I did suggest that he reach out to the landlord to provide the specific dates so they can communicate with the families that are currently renting. I would like to vote yes on his application. I wish him the best of luck in his new restaurant endeavors."

We sent a letter of approval to the SLA with hours as follows: Sunday – Thursday, close at 1:00 AM and Friday & Saturday, close at 2:00 AM.