

**Community Board 1 Full Board Meeting, Tuesday, October 10th – 6:30 P.M.  
St. Mary's Episcopal Church – 347 Davis Avenue**

**Nicholas Siclari, Chairman**

**Members**

Joe Ahlstrom  
Michelle Akyempong, ab  
Arguello, Tatiana, ex  
Berksteiner, Dora  
Berksteiner, Doreen  
Joseph Bird  
Allison Brown  
Telee Brown, ex  
Christopher Campbell  
Loretta Cauldwell  
Andre Ciprut  
Kathleen Coen  
Christopher Corbo ab  
Anthony Cosentino  
Claudette Duff  
Samir Farag, ab  
Omar Ferriera, ab  
Timothy Forsyth  
Selina Grey  
John Guzzo  
Robert Holst  
Linda Huff ab  
Sunny Jain  
Linda Juarbe, ex

Lillian Lagazzo  
Peter Lisi  
Ali Lula  
David McGoy  
Nicole Meyers  
Mohan Radhakrishna, ab  
Alina Nevradakis, ab  
Friday Ogbewe  
Ernest Paige  
Francine Reali ex  
Joshua Renta  
Cindy Salzillo, ab  
Catherine Schiavone  
Anthony Scutari, ex  
Anthony Sgarlato  
Sean Sheil  
Nicholas Siclari  
Jaclyn Tacoronte  
George Turner  
Siyda Williams ab  
Steven Williams ex  
Nicholas Zvegintzov, ex

**Office Staff**

Joan Cusack, District Manager  
Linda Maffeo, Community Coordinator

**Guest/Presentations**

**Christine Quinn – Executive Director of WIN & Jocelyn Carter, DHS Administrator, Diana Switaj & Munro Johnson of NYCEDC & Antoun Sawires of the Office of CM Hanks, Judah Asimov, VP NYCEDC, Peter Lisi, Clifton/Concord/Stapleton Chair.**

**Guests**

Agnes McBeth, RCDA, David Pena, Marie LaFrancesca, BP Vito Fossella's Office, Cathleen Kenny, Assemblyman Sam Pirozzolo's Office, David Penna, CM Hank's Office, John McBeth, George Doyle, Zhana Krot, Mario Buonviaggio, Prince Cobbina, Alice Dow, Rhonda Hogan-Brock, Dolores Brennan-Prichard, Deborah Klingele, Antoun Sawires, Sarah Gowell, Jermaine Williams, Nicole Brooks, Makeda Campbell, Eric Patterson, Ricia Augusty, Amy Obonaga, Geraldine Swanson, Annmarie Calitri, Henry Ferranti, Agustin Tonnes, Bette Russell, Theo Dorian, Charlie Olson, Kelly Yim, Derrick Ailsen, Tracey Brown, Sam Clarke, Marianne McFarland, Jeannie Kelly, Mary Bullock, Michael Harwood, Marsha Russell, Flynn Ferguson.

Meeting to Order 6:35 PM  
Pledge of Allegiance

Chairman Nick Siclari introduced Jocelyn Carter, DHS Administrator to introduce Christine Quinn, President & CEO of WIN.

Jocelyn Carter – DHS Administrator since 2017 along with DHS and DSS team. Talking about the new shelter opening in about a month. This shelter was purpose built with 200 beds for families with children. We at DHS made a commitment to have high-quality shelters to NYC and not retrofit buildings for shelters. Individual apartments where they cook their own food. Every family gets an individual assessment. It's not a "one size fits all". It's called an Independent Living Plan. Introduced Christine Quinn.

Christine Quinn – Executive Director of WIN. The shelter will open by the end of November. This is a 200 unit shelter for families. The North Shore has the highest homelessness rate on Staten Island. These are not for migrants. We are calling this the Audre Lorde Shelter. Since 90% are single mothers, we are naming our shelters after women of color who made a contribution in this city, state & country. This will be our 14<sup>th</sup> shelter. There will be 99 staff including 37 security staff, 22 maintenance staff, 11 direct care social services staff, 15 counseling staff, 8 childcare/recreation and 2 drivers. We have 24 hour security, extensive CCTV everywhere except the private units. We have a wrap around model called the Way to Win which includes case management, childcare, in-come building which is a job training and placement program. We saw income go up by \$4 dollars. We have family placed in permanent housing who have not returned to a shelter a year after. All the services are within the shelter. There are concerns about the schools. When opening the shelter, you get 20 families the first week, 20 the second week, etc. Mostly children going to childcare and not public schools. The first floor of the shelter will be commercial. There will be a playground. We want to hire as many residents of Staten Island for the shelter. We were at two job fairs last week. There are concerns about the park that's close by and traffic at the intersection. We are speaking to Parks and DOT about this.

Q&A – (no microphone – can't hear the questions) If there is a second parent, they can be in the shelter. 90% of our families are single women. I will have a conversation with the developers who do their own hiring between provider and developer and their contract. I can only speak about WIN employees. Security guards recently became members of 32 BJ. Ms. Carter said the real estate is between the provider and developer. Ms. Quinn said the city is in contract with Helm Equities who are the developers. The city comes to an agreement about the rent amount. We like to put families in the borough that they come from. Ms. Quinn said they have 24 hour security and work with every precinct with WIN. TV cameras on the outside and in all common areas. In any of the other places open, we have not seen crime spike related to the shelters. People can't move forward if they can't feel safe. If you see anything we should be aware of, let us know. There will be a curfew set. 30% of the adults are working. The phone number to the shelter will be public and you can call anytime including after hours.

Marie LaFrancesca – New members sworn in: Nicole Meyers, Alina Nevradakis, Michelle Akyempong, Cindy Salzillo.

Loretta Cauldwell, Secretary with roll call attendance and we have a quorum.

Chairman Siclari welcomed and thanked the new board members for their service.

### **Public Session, Friday Ogbewe**

George Doyle – I would like to thank the Executive Committee and board members for honoring John McBeth for his service during the pandemic and allowing us to use his Zoom account. Would like the board to be on the lookout for the Department of Sanitation's Composting Program. Starting in March. Nothing is coming out as to how its going to be done. Do we get containers? How will it work? (I have called Department of Sanitation and they will come talk to us at one of our meetings prior to March). 300 migrants at the old Hungerford School, are keeping the grounds dirty, scooters parked on sidewalks blocking pedestrians. Are they required to participate in fire drills at the school. When will the school construction authority go back in the school to continue for the Eagle Academy.

Zhana Krot – Police Commissioner Liaison Unit, I cover the Staten Island & Russian speaking communities of the city. I'm here if you have any questions.

Mary Bullock – Port Richmond Strong – “Do They Think We Are Stupid?” September 27<sup>th</sup> City Planning Zoom Meeting for the City of Yes Housing Opportunity. It is the “same garbage” Governor Hochul tried to shove down our throats twice. This time it comes from Mayor Adams. The concept is build a little more housing in every neighborhood. This is the mutant monster offspring of Fair Share and just as useless. They say if we create more housing in every neighborhood, we can ensure every New Yorker has the opportunity for affordable housing. What makes City Planning think one of these new units will be affordable? They say lifting parking makes lower rents. Nothing lowers rent. They say allowing accessory dwelling units like backyard cottages, garage conversions and basement apartments can give homeowners extra cash or provide more space for multi-generational families, a proven strategy to help lower housing costs. Investors and absentee landlords will pursue that extra cash. If we swallow these ideas, we will indeed be stupid.

Mario Buonviaggio – Port Richmond North Shore Alliance – I want to extend a congratulations to Ms. Joan Cusack. Since her appointed position at CB#1, I've had several conversations with her online. We had never personally met. Her position has paid off in dividends. We no longer get a one-line response, she is engaged in conversation, supports our efforts and is concerned about many of our issues. I look forward to working with you and wish you the best. We are glad BP Fossella read our detailed letter with our concerns of many members of Community Board #1. He read it, listened and appointed the right person. That is why you had such a fierce opposition which was very distasteful but you are a “breath of fresh air” for the North Shore. Congratulations.

Alice Dow – Chair of the Social Service Committee of the St. George Civic Association. Two years ago when I joined, the Shelter situation was on the screen. There was a lot of push back. Difficulty understanding what the shelter would mean for the community. I come from a past of running a non-profit in a third-world country where I saw the need to support the underprivileged. I think in the end this will be a blessing. I have seen a lack of communication from the city officials and WIN regarding this shelter. We want to be involved. Christine Quinn offered to speak to our Civic Association. Working together and listening to each other is the only way to have a healthy community.

Michael Harwood – St. George neighborhood resident for 30 years. The representative from the Homeless Services said everyone must be treated how I want to be treated. WIN or DHS has not treated the community with that mantra. We have heard nothing back since the meeting at the Staaten. Alice Dow met with them and had questions but they haven't been answered. I ask the community board to adopt a resolution tonight calling on WIN and DHS to have a meeting on a quarterly basis. Like Christine Quinn said the only way this works is if the community knows what's going on.

Agnes McBeth – RCDA – Announcements from the DA's office. This past weekend was rough in our community. Violence with and against our young people. Our office takes Juvenile justice very seriously. The event that happened on the bus with the 13 year-old who died is being handled in our office and being prosecuted. The 17 year-old from Stapleton unfortunately lost her life is being investigated. These are taken very seriously especially because of the age of the offenders, you will not be privy to a lot of information. We are having a catalytic converter etching event on October 20<sup>th</sup>.

Jermaine Williams – NYPD Ambassador for SI – NYPD is having a baby shower on October 14<sup>th</sup> at two locations. The first is at the YMCA at 651 Broadway from 12-3 pm and the other is at 132 Canal Street from 12-4 pm.

Makeda Campbell of Senator Jessica Scarcella-Spanton's office – We have our mobile office that we do on a weekly basis (flyer). We go out to the community. Place ourselves in locations where the community is familiar such as libraries, supermarkets, etc. Senator Scarcella-Spanton and Senator Lanza are hosting a Veteran's BBQ. October 15<sup>th</sup>, 1-4PM at the Elks Lounge.

Office #718-727-9406 if you're interested. We collaborate with the DA's office on scam and crime prevention. Thursday, October 26<sup>th</sup> at 11:00 AM. Cassidy Coles Neighborhood Adult Center, 125 Cassidy Place.

Rhonda Hogan-Brock, resident of Stapleton and new member of the Van Duzer Civic Association under President Peter Lisi – Urban Hope Literacy Program. Partners with Elementary Schools in under-resourced neighborhoods to equip students with the ability to read to their grade level by getting tutoring. They are seeking volunteers for the 2023-2024 Academic year. Tutoring and mentoring from Kindergarten to the 2<sup>nd</sup> grade. The literacy program runs from November to June being a 20-week program in total. One child, once a week for one hour, from 10AM to 1PM during their lunch period or the afternoon from 2PM to 5PM, Monday through Friday. Urban Hope has serviced P.S. 44, 31, 19, 68, 78, and the Lavelle School. Requirements are free fingerprints required by the company and model the format from NYC Department of Education. Everyone is welcomed 15 and over. Director is Ms. Ruiz.

Kelly Yim, Stapleton Library Manager – October 13<sup>th</sup> from 10AM – 11:30AM Big Playdate. We are inviting parents, caregivers, babies and toddlers to come to the library for a day of play. Games, Story Time, tunnels, sandboxes, etc. October 14<sup>th</sup>, the library will be hosting a baby shower from 12PM to 4PM. Janine Kelly is our social worker intern and she will be available in our branch Monday, Wednesday and Thursdays from 5PM to 7PM and all day on Saturdays to help people find services and resources they may need.

Chairman Nicholas Siclari – Commenting on Michael Harwood's resolution, I received a phone call from Christine Quinn a week before our meeting at the Staaten and that was it. As far as getting a quarterly meeting together, we can have the area committee meet with them. We still don't know what's going in on the first floor. We were promised Starbucks, high-end supermarket, etc. We will be on top of the WIN situation.

There were a few questions without the microphone. If a speaker wants to be heard, they must use the microphone. Going forward, we will pass around the second microphone for questions.

## **PRESENTATIONS:**

Diana Switaj & Munro Johnson, NYCEDC & Antoun Sawires from CM Hank's Office –

Diana Switaj spoke regarding the Staten Island North Shore Action Plan. It was released in September. We are here for an overview of the plan. I will come on a quarterly basis for updates. We want to return the waterfront to the public. The Mayor spoke about this in his 2023 City Address and he is committed to working with Councilmember Hanks.

Antoun Sawires – Land Use & Technology Director at the Office of Councilmember Kamillah Hanks.

Thank you to EDC for coming tonight. Since in office, Councilmember Kamillah Hanks made it her goal to bring change to the North Shore Waterfront, bringing out Mayor Eric Adams multiple times for a walking tour and meetings with EDC. We now have a roadmap to build a vibrant waterfront for all Staten Islanders to enjoy.

Munro Johnson, VP in the Neighborhood Strategies Division of EDC. I started when Urby was breaking ground. I have presented on the individual projects. We are here to speak about many of the projects and how they all fit together.

Judah Asimov, Assistant VP in the Neighborhood Strategies Division of EDC. In Stapleton, the city is investing roughly \$260 million in public infrastructure for 2,000 new homes and 12 acres of open space focusing on the New Stapleton Waterfront with the 32-acre Navy base. For the Southern Phase, EDC will be releasing an RFP in a few months for mixed income housing. We will be breaking ground this Fall on 6 additional acres of open space to compliment the park already there. For Tompkinsville, 300 new homes with 3 acres of open space with \$300 million dollars for public infrastructure. I want to highlight Tompkinsville Esplanade because I see people from Bay Street Landing here. Two acre open space between the New Stapleton Waterfront and the Ferry. Pier 1 has been an important project to make it structurally safe. St. George, 4 acres of open space and roughly 500,000 square feet of new commercial space with \$50 Million on public infrastructure. The 7 acre "NY Wheel" site, completed parking lots and terminal building. An RFP will be released this Fall as well. The St. George Esplanade will be reopened to the public again. This is a bridge to bridge vision from the Verrazzano to the Bayonne. This plan is focused on 4 years until 2027. The Parks Department will be breaking ground on the Mary Cali Dalton Recreation Center. A new RFP for Jersey Street Garage for new housing.

Munro Johnson – How does it all fit together? Different pieces of the Esplanade popping up here and there. We can stitch it altogether to one continuous 2 mile, 20 acre Waterfront Amenity for the North Shore.

**Q&A** – (Again we need the microphone to hear the questions). Most of the housing is going on the new Stapleton Waterfront, multi-family construction. The Urby building that is the first of a two-phase project. 570 units and still have another 300+ units to go. The RFP by HPD was in 2021 during Covid with a vision of another 300+ units of housing/multi-family. I don't have the details of the former Jersey Street garage but it's 200 units.

There is no more rezoning on the books.

The sink hole came up. EDC has been in touch with Parks and DOT. They are coming up with a cost estimate. It is an urgent issue.

If there is any kind of contamination it will be remediated before any development.

Peter Lisi - Updating our SICB1 Website – Vote was taken and passed unanimously.

(Work In Progress). (No microphone). Chairman Siclari thanked Peter Lisi for running the Stapleton meeting.

#### **Officers' Reports**

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

**Second Vice-Chairman, Timothy Forsyth** – I would like to thank the public, members of our board, Chairman and District Manager for their leadership in keeping our meetings a safe environment and conducted in an orderly fashion in contrast to what I witnessed elsewhere. I would like us to think about the tragedy in the mid-east and those being held hostage, for their release, particularly our own United States citizens.

**Third Vice-Chairman, Friday Ogbewe** – No comments.

**Secretary, Loretta Cauldwell** – I would like to welcome the new members. I agree with Mario Buonviaggio that Joan Cusack has been a great asset and has been moving things along and Linda Maffeo is also doing a great job.

**Treasurer, Sunny Jain** – Report in packet.

**Chairman, Nicholas Siclari** – I run a quick meeting. I'm on the boat at 5:00 AM so I don't want to be here passed 9:00 PM. We do our business. I don't want to waste anyone's time. We deal with a lot of important issues, I want to thank everyone for speaking. I want to welcome the new board members. We voted on Salem Church. We received an email from someone of the LGBTQ+ about the church, that is not all-inclusive. We are a city agency that has to be all-inclusive. We would be violating the city charter. St. Mary's is the heart of our district. When we have too many people it can get a little tight. "Discretion is the better part of valor". We have to use our discretion as a city agency. Next month we will try Wagner College. (St. Mary's in November and Wagner College in December and so on). Sunny Jain will be the point of the WIN contact. I had an issue with Lakeside Manor, called up and it was cleaned right away. We will be on top of WIN.

**District Manager, Joan Cusack** - I want to thank everyone. We do our job. We talked to each other all day and run everything by each other. Thank you Linda for saving this place during a hard time. Right now we are working on the Budget Priorities for the District. It's a busy time with the State Liquor Authority. The office building we work in needs work but we have a beautiful view that makes up for it.

Chairman Siclari said to reach out to Joan & Linda in the office. Let's get issues resolved before the next board meeting and we can have an answer for the next board meeting.

**Land Use, George Turner** – We had two applications this month.

1st - 1197 Clove Road across the street from Clove Lake Park. John King Vanderbilt House, a Landmark structure. The whole site is a Landmark site. Ron Vittorio, AIA has a proposal to add two new single-family residences on a portion of the site that's along Waldron Avenue. They can build them as long as they renovate the John King Vanderbilt House first. Ron Vittorio is a very good architect and it's a very nice plan. It's possible Waldron Avenue will be opened up from a dead end street but it's not part of their plan.

The Land Use Committee voted unanimously to accept.

Vote: Passes unanimously to accept. 27 Yes, 0 No, 0 Ab, 0 Incl.

2nd - 90 Marion Avenue (corner of Occident Avenue)- Special Hillside Preservation District - Presentation made by Calvanico. Architects propose to add a parking pad in front of the building which is permitted. Proposal is for two parking spots, 18 feet x 18 feet for an existing 1 family house with no parking

presently. They have to consult with City Planning Commission because it's on a steep slope which more than 25% requires that. Proposing drywall's to handle the storm control.

Vote: Passes unanimously to accept. 25 Yes, 1 No, 1 Ab, 0 Incl.

**Waterfront, Joe Ahlstrom** – Peter Lisi spoke on Joe Ahlstrom's behalf. Fast Ferry to Bay Ridge.

Reverse Roll Call. Passes unanimously.

Chairman Siclari said that Sunny Jain has volunteered for the WIN quarterly meetings.

**Public Services, Sunny Jain** – Coordinate with WIN for quarterly meetings. We will continue as need be. If anyone is interested in attending these meetings, please email me or the office. Winter is coming, if you have a street that is ignored with snow removal we can let sanitation know.

Chairman Siclari commented on Sunny Jain's Game of Thrones reference to Winter is coming. Sanitation has the small snow plows for the smaller streets.

**Youth Services, Kathleen Coen & Mohan Radhakrishna** – No report. First meeting will be 10/25/23.

**Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth** – Tony said corresponded with the board office and are together doing a good job.

Chairman Siclari said every year we go through a wish list with Budget & Finance that we submit to the city. Anthony Cosentino has the patience to go through it.

**Budget & Finance, Anthony Cosentino** – Anthony Cosentino said he had a meeting with the office staff for about 3 hours. We have the Expense Budget for up to \$30,000 and the Capital Budget for beyond that amount. We had a great meeting with a lot of input. It was supposed to be presented tonight but there was an administrative snag with the city so instead it will be presented to next months full board meeting.

**Transportation, Nicholas Zvegintzov** – Report is in the packet. The second page highlights the transportation alternatives organization which is giving us a model on how we should be monitoring our streets. To make systematic requests for such things as street lights, cross walks, stop signs, etc. There are open cases listed in the back of my report. We need to write it and argue for it. There is going to be a spooky walk starting at Tysen and Richmond Terrace, October 22<sup>nd</sup> at 6:00 PM. This month we received a nastygram from the city regarding Parking Meter Rates are going up. Anthony Cosentino & Kathleen Coen reminded me of this as it wasn't in my report. I'm asking my committee if we should have a meeting to protest. I believe we would have moral persuasion. We will research this. Question: Why are there no express buses in St. George? Nicholas Zvegintzov will find out but it maybe a "secret agreement".

**Small Business & Non-Profit Committee, Jaclyn Tacoronte** – Meeting on September 27<sup>th</sup> hosted by Christopher Campbell. Parking increases will begin on November 28<sup>th</sup>. Regarding the BID Outreach Collaboration. The website is very antiquated. We discussed all content that needs to be promoted or pushed out for your small business or non-profit. The board office, Linda Maffeo can put it on FB. In the packet you'll see tons of restaurants that are renewing their liquor licenses. We discussed a protocol to coordinate with the applicants if the applications are incomplete. Joan will speak with the applicants and Linda will make the corrections. Following up to last month's meeting, the Governor's office will be circling back with us on the DRI (Downtown Revitalization Initiative) funds that were remaining, \$1.9 million dollars. I asked about two businesses. One is the Stapleton Business Improvement District and the Northshore Business Improvement District. We will know what is going to happen in the next 30 days.

We voted for Christopher Campbell to be the Vice Chair for the Small Business & Non-Profit Committee being he has 30+ years of experience. Dates to remember. October 19<sup>th</sup>, Non-Profit Staten Island will be hosting its annual conference at the Old Bermuda Inn. Deadline is Friday if you want tickets. Port Richmond La Colmena announced a 6-week small business program both in English and Spanish if you want to sign up. Our next meeting will be on Monday, November 6<sup>th</sup> at Mariachi Restaurant at 10 Minthorne Street (this meeting was canceled). The owner is a huge community advocate, very nice and Latina. October 16<sup>th</sup>, second module for the NYC Digital Media Center will begin its collaboration and partnership with Maker Park Radio. If you have a High School student that is interested in learning about online broadcasting we will conclude at Hot 97.1 with MC Milk. He is part of the 50<sup>th</sup> Hip Hop Alliance. It is an award-winning program by yours truly and we open it to the public for free.

Chairman Siclari said that Robert Holst asked a question to Christine Quinn that the workers who built the Homeless Shelter who may not even be able to afford it.

**Labor, Robert Holst** – (No microphone).

**Parks Committee, Anthony Cosentino** – No meeting.

**Cultural Affairs Committee, Anthony Scutari** – (No microphone).

**Health & Human Services, Fran Reali** – No meeting.

**West New Brighton/St. George Committee, Claudette Duff & Anthony Cosentino** – Report is in the packet.

**Silver Lake/Sunnyside/Westerleigh** – Timothy Forsyth – Report in the packet.

Chairman Siclari said State Senator, Jessica Scarcella-Spanton is having a webinar on October 17<sup>th</sup>. CB13, CB15 and we were invited to the Environmental Bond Act Educational. Please sign up.

**Rosebank/Fort Wadsworth/Shore Acres** – John Guzzo – No report.

**Mariner's Harbor/Port Richmond/Elm Park/Arlington** – Port Richmond Mural Painting email sent out.

**Clifton/Concord/Stapleton, Peter Lisi** – Our meeting is the third Thursday of every month at the Stapleton Library, 132 Canal Street. (no Microphone).

**Old Business** – None.

**New Business** – None.

Motion to adjourn – 8:31 PM