

**Community Board 1 Full Board Meeting, Tuesday, November 14th – 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

Presentations

None

Guests

Prince Cobbina, Jermaine Williams, Mary Bullock, Alicia Boyd, Mary Stitchwitch, Peter Rampulla, Agnes McBeth, RCDA, John McBeth, Perveen Agarwal, Mike Morrell, Makeda Campbell, Marie LaFrancesca, Eric Patterson, Cathleen Kenny, Mary & Bob Garnett, Harold Nouvertne, Jessica Vodor, Andrew Dorman, Bruce Lauria, Robert Gibbs, Charlie Olson, George Doyle, Nicholas Ragucci, Agatha Vassallo.

Meeting to Order 6:35 PM

Chairman Nicholas Siclari asked Boy Scout, Nicholas Ragucci to lead us in the Pledge of Allegiance. All the Veterans for Veteran's Day that just passed were acknowledged and stood up.

Roll Call Attendance, Loretta Cauldwell.

Motion to accept the minutes.

Public Session, Friday Ogbewe

Jermaine Williams – NYPD Ambassador for SI. We have 8 ambassadors in total for the other boroughs. Friday, November 17th Outreach Program for 10-14 year olds. One location is at the ferry at the 120th Precinct from 12-6 PM. Other location is at the SI Mall. Be mindful when shopping and putting stuff in your car and going back to shop. People are watching. Be careful out there.

Mary Bullock – It's open season on the banners. Think about your ancestors and who you may want to honor. Third annual tree lighting on Tuesday, December 12th at 415 Port Richmond Avenue. Hot chocolate from Café Con Pan. They make a sheet cake that I promise you never tasted one better. Hanukkah Lighting on Wednesday, December 13th at 7PM at Temple Emanuel, 984 Post Avenue. Lastly, the Staten Island Jazz Festival on Friday, December 15th at the St. George Theater. St. George theater is totally refurbished. Happy Holidays.

Perveen Agarwal – Beverage Island, three locations. Construction on Willow Avenue since February 2023. They close the street and have limited access to our business. We employ 23 people. It's getting worse now with the holidays. We are losing business and we may have to lay-off a few employees during the holidays. We need DEP to give us guidance. (This issue was resolved).

Mike Morrell – Westerleigh Civic Group. Landmarks Preservation Commission. 1197 Clove Road, John King Vanderbilt Home. The house is in horrible condition and the owner would like to construct two other houses on the same plot. The board approved of the construction after the owner rebuilt the original landmark home. The other homes would also have to be contextual to the original home. That's the status. I will keep monitoring and report back.

Agatha Vassallo – We serve the LGBTQ+ families with free mental health counseling, HIV testing, youth programming, etc. Located at 66 Willow Avenue. 10305. Willow Avenue is currently a one-way street that has ongoing construction for the past 10 months. Parts of the street and sidewalks have been closed. No projected date of completion. On November 8th we were told that there would be no curbside access or driveway access from November 9-17. Many of our participants have mobility issues. They are told to drive the wrong way on a one-way street to navigate. Funding for non-profits come from funding from participation that we need to report back to the state. This is a poor plan that denies access of our resources for our participants. **(Here is what we heard since the meeting: "We are in the roadway trench restoration phase of the project. The underground work (watermain, sanitary & storm sewer) has been completed. The contractor will be providing temporary access to the parking lot of 66 Willow Ave. from Willow Ave. this Friday, November 24, 2023. Access to the parking lot was restricted from the driveway on Willow Ave. only. Vehicles had and continue to have access to the parking lot from Langere St. The end date for the project is December 29, 2023. It is however possible the project will end before then").**

Makeda Campbell – Community Liaison for Jessica Scarcella-Spanton's office - Wanted to introduce herself.

David Pena – Councilwoman Kamillah Hank's office – The election was a week ago and we have been elected for another 2-year term. Thank you. This Saturday, our office is doing multiple turkey giveaways. Locations: Mount Sinai, 382 Jersey Street at 10:00 AM, Brighton Heights Reformed Church at 11:30 AM, Fellowship Baptist Church, 1:00 PM. Happy Thanksgiving.

Chairman Siclari thanked the Board Members for showing up to the area and functional committee meetings. I appreciate what you are all doing.

Officers' Reports

First Vice-Chairman, Anthony Cosentino – Last month, we didn't have a budget to present to you. We sent out an email with the budget to everyone. If there are no questions or comments we will do a reverse roll call. Passes unanimously.

Chairman Siclari said the Budget is a like a wish list. We spent a lot of time with it. Other boards have 2-3 items, we had 40 items. Loretta Cauldwell is a great-grandmother again. Congratulations. We will be trying a new place next month, Wagner College.

Second Vice-Chairman, Timothy Forsyth – No report.

Third Vice-Chairman, Friday Ogbewe – I want to commend the area chairs for their due diligence.

Secretary, Loretta Cauldwell – No report.

Treasurer, Sunny Jain – Report in packet.

Chairman, Nicholas Siclari – We will be trying a new place next month, Wagner College. We will keep trying. St. Mary's is in the center of the North Shore for meetings.

District Manager, Joan Cusack – The Budget is done. Thank you for all the help. Thank you to the board members for your support. If you feel something isn't being done correctly, please let us know. Have a great Thanksgiving.

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

1. **191 Edgewater Street**, BSA Cal. No. 2023-36-BZ – Philip L. Rampulla, Principal/Urban Planner presented. A manufacturing-type building, former Wrigley Gum building. Like a Bay Street Landing type of a building. 6-7 stories high. Will be converted into market-rate 2 bedroom condominiums with parking underneath for 33 spots; taking the first floor out for parking. A roof deck and recreation space. Public access through their site to the water. The bumpy street will be repaired. Extra parking across the street, 190 Edgewater Street as a parking garage. Rear of the building, waterside, there will be a Kayak launch. Sprinkler System & fire hydrant. The Land Use Committee voted yes unanimously 9-0-0.

There was a discussion.

Robert Holst said the building is zoned for manufacturing. They are asking for a variance on that zoning so they can put private residences there. Nothing about affordable housing. Market-rate apartments and the developer gets the profit. If you said there is no chance manufacturing is coming back to the U.S. but it is coming back. The federal government and state is putting money behind it. Chips, infrastructure, etc. These are jobs for the middle class. Before we sign off on changing manufacturing to a residence, what do we as a community get in return for that?

Lillian Lagazzo said we are getting something back for that. This is a beautiful waterfront. We have plenty of affordable housing coming into our area. This gives families who are starting out the ability to buy a piece of property. We are accommodating the community of various levels of income. We should be able to own something to pass along to our kids. It will also be enhanced for the community and be positive for the community. John Guzzo said we have tried to have this property developed for many years. This building has been vacant for close to 100 years. We'd like to see something there. I've been saying for years that manufacturing is coming back and I am for it but that part of Rosebank couldn't handle manufacturing anyway. We can't handle when Alice Austen has a party which is 25 cars. I am on the Land Use Committee and voted in favor of this plan. Selina Grey said she thinks what Robert Holst is

proposing is a good idea. Why not have the developer hire some young people from the high school to give them experience. Another speaker asked if we are asking for union workers? Catherine Schiavone said she agrees with Lillian Lagazzo on the home ownership. I'm tired of my friends moving away to New Jersey, Florida, South Carolina, People want to own on Staten Island. Joseph Bird said we should be pro-development on this issue, nobody else is interested and we need these sites developed. Peter Lisi said plenty of times we see a community get nothing. We could put our youth to work. If we deny this building it may stop more development. This building is here 100 years since 1919. If you want to approve with the caveat that it facilitates their own union training for youth, etc. Chairman Siclari said when the Empire Outlets was being built we asked for a labor agreement with local hires with training the kids out of high schools. Everything the Community Board does is advisory only. When we start something and it gets done, like Empire Outlets, we did our job. George Turner said buildings go through a life cycle and it's very rare if a building has a second and third life. This building is obsolete for a manufacturing use. It can have a second life as a residential use. The area will be cleaned up, street fixed, with access from the road to the shoreline. John Guzzo said the lot line is on the street and there would be no way they can have truck deliveries as a building for manufacturing. Peter Rampulla from Rampulla Associates Architects. I am a Land Use Specialist. In 2006 this building was seeking a variance for similar. Not sure why it didn't go through but it was approved for residential back then.

Full Board Motion to approve 191 Edgewater Street provided the owner has a Project Labor Agreement with local hiring.

Full Board Vote: 29-1-0

2. **180 Campus Road** – Single family home with an illegal extension on the house. Steven Simicich, Esq. (steven@slg.law), Managing Partner, SL Law Group – for the applicant Jesus Rivera. Special Hillside Preservation District – Horizontal enlargement to a single-family home. Interior work. Enlargement of the garage and the room above the garage. Deck is not part of this proposal, but it is falling apart.

Motion: To approve enlargement structurally sound and to include the deck made structurally sound/rebuilt entirely. Land Use Vote: 9 Yes, 0 No, 0 Ab

Full Board Vote – Passes Unanimously, 30-0-0.

Waterfront, Joe Ahlstrom – Minutes are in the packet. I'm happy with the comments about the waterfront. The waterfront is coming back with the Esplanade, they'll be a lot going on. It will be a lot of opportunity for a lot of people. Thank you for the letter for the Ferry to Brooklyn. Hopefully that will get done.

Public Services, Sunny Jain - Leaves picked up on Sunday, November 26th and December 10th. It should be put in paper lawn bags or clear plastic or a labeled bin with a secured lid. I'm sure there will be further dates. For snow, we mentioned last year to have the plows come down on both sides of the street. As far as the homeless shelter, they will be assigning security chiefs. As soon as we get the names we will have a meeting with them and meet regularly. There were sidewalk issues but they are cleaning it up.

Youth Services, Kathleen Coen & Mohan Radhakrishna – Minutes are in the packet. Our next meeting is on November 29th. We are having the Staten Island Parks Department Youth Coordinator speak about a Robotics Program after school in park facilities. There are other programs for after school also. There will be another speaker about lowering the voting age.

Transportation, Nicholas Zvegintzov – No meeting. Nick is under the weather. Chairman Siclari said the fast ferry schedule has changed from three boats to two boats. As long as they keep running for Staten Island.

Small Business & Non-Profit Committee, Jaclyn Tacoronte – November meeting was canceled. SIEDC will have 12 properties that will be presented to the community to bid on. There's funding to do an assessment of that. NYC Small Business BID is offering a support team. If you have a building and have questions, there's a direct line to them. If you're a small business with city contracts, they will combine three websites launching by December 31st. Website and App. WorkForce 1 will be doing marketing and social media sessions in January for free. On the non-profit side, three things are happening. Non-profit Staten Island is hosting a giving Tuesday on November 16th social media session. It's free but you do need to register. Campus Institute's Annual Gala on November 29th. NYC Digital Media Center launching the third module, the Podcast which begins the 2nd week of January. I teach along with several instructors podcasting, video-editing, online radio programming. Right now the students are completing their Maker Park Radio, the only radio program on Staten Island. In January, podcasting that will be hosted with the instructor, MC Milk who is part of HipHop. If you know any High School students interested it's for free. We have a 16 seat limit. Next meeting is Tuesday, December 5th (which was canceled).

Labor, Robert Holst –

Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth – The NYS Liquor Authority has a new rule for all committee chairs. If you are applying for a new liquor license, you must serve food and until the time of closing, otherwise you're in violation. On the renewals, they are grandfathered in.

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.

Parks Committee, Anthony Cosentino – The Parks Department wants to do a presentation. They are reconstructing the vestibule at Stone House on Clove Road. I suggested they come before the West Brighton Area Committee. We can have a joint meeting with Parks at that location. (Parks is presenting at our next Full Board meeting on Tuesday, December 12th).

Health & Human Services, Fran Reali – Fran Reali is excused.

West New Brighton/St. George Committee, Claudette Duff & Anthony Cosentino – Report in the packet. Parks Committee asked for a letter of support for Tot Playground construction in Mahoney Park. Letter is in the packet. The park serves 2-5 year olds. Project is .23 acres. \$1.93 million dollars. ADA Accessibility, shaded areas with trees, swings, seating, etc. Reverse roll call. It passes unanimously.

Silver Lake/Sunnyside/Westerleigh – Timothy Forsyth – No meeting, no minutes. We will meet tomorrow night at Safari Realty, 6:30 PM.

Rosebank/Fort Wadsworth/Shore Acres – John Guzzo – No meeting, no minutes. We spoke in the past about having Ad-Hoc meetings regarding these battery operated sites from Con Edison. Corrected, the Wrigley's building closed down in 1949, not 1919.

Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner – We had our first meeting. No minutes. The next meeting will be on 11/27/23. It is virtual. We are actively looking for a place.

Clifton/Concord/Stapleton, Peter Lisi – We meet on the third Thursday of the month at the Stapleton Library at 6:30 PM. Illegally parked tractor trailers were finally removed on Front Street. 520 Bay Street, the sidewalk shed is removed finally. In front of El Patron. Tappn Park has a new construction fence around the building. Getting a brand-new building. Double parking on Broad Street between Targee and Tompkins Avenue, the NYPD is still on it. Liquor license renewal, Latin Grooves Bar. There are some situations there but there was an agreement between the owner and the complainants that there will be time to address the situation and comply with the complaints. 15 Hudson Street, Safe Horizons for Children, there are adults there. We want a status on the Hungerford School on Tompkins Avenue. We want it a school again. Family Dollar and check cashing on Broad Street and Canal, Sanitation issues are being worked on. Also request to Sanitation to clean Broad Street.

Old Business – None.

New Business – None.

Chairman wished everyone a Happy Thanksgiving.

Motion to adjourn – 7:47 PM