

COMMUNITY BOARD MEETING #1 AGENDA –

TUESDAY, April 9th 2024 – 6:30 P.M.

In Person – St. Mary's Episcopal Church – 347 Davis Avenue

SESSION OPENING

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

PUBLIC SESSION: Nina Salerno, Ryan Crimmins, Jermaine Williams, Lindy Peter Crescitelli, Kelly Yim, Charlie Olson, Jonaphan Malihan, Mario Buonviaggio, Aidan Rivera

Presentations:

1. Claudette Duff, CB1 Board Member – A group of stakeholders are working on creating a Center for the Blind and Vision Impaired on Staten Island. Pat Williams will add something too.
2. Bayley Seton, Then & Now – John Kilcullen, VP, Board of Directors for PLSI – Present state of the Bayley Seton Campus. Highlight the demolition by neglect issue of the sites/NYC Landmark designated buildings.

---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, Anthony Cosentino & Timothy Forsyth

---Budget & Finance, Anthony Cosentino

---Transportation, Nicholas Zvegintzov

---Small Business & Non-Profit Committee, Jaclyn Tacoronte

AD HOC COMMITTEE

---Labor, Robert Holst

---Parks & Recreation, Anthony Cosentino

---Cultural Affairs, Anthony Sgarlato

---Health and Human Services, Fran Reali

AREA COMMITTEE REPORTS

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

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

---Rosebank/Ft. Wadsworth/Shore Acres, John Guzzo

---Mariner's Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner

---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](tel:1-718-981-6900)/[Linda Maffeo - lmaffeo@cb.nyc.gov](mailto:Linda.Maffeo@cb.nyc.gov)

CB1 Land Use Public Hearing Committee Meeting – Tuesday, April 2, 2024 at 6:30PM – Virtual on Zoom.

Board Members

George Turner, Chair, AIA

Loretta Cauldwell, Ex.

Anthony Cosentino

John Guzzo, ab

Lillian Lagazzo

Peter Lisi

Friday Ogbewe, ab

Michelle Akyempong ab

Nicole Meyers, ab

Fran Reali

Anthony Sgarlato, ab

Tatiana Arguello ab

Andre Ciprut, ab

Robert Holst

Nicholas Siclari, Ex. Officio, Ex.

Non-Board Members

Phil Farinacci

Charles Olson

Lisa I. Barbieri

Guests: John Kilcullen, Ashish Patel, Steven Williams, Kelly Vilar, Ricia Augusty, Priyamvada01, Neil Anastasio, Evelia, Joe Pozzolano, Patrick, Patrick Timoney,

Two Presentations:

1. **Bayley Seton Hospital, Then & Now**, John Kilcullen, VP, Board of Directors, Preservation League of SI – Demolition by neglect. The owner doesn't take care of the building and it declines. The City would be forced to demolish it. Public Service Hospital built in 1931. That is not the building that is landmarked. Bayley Seton Campus consists of the Seaman's Retreat, Physician-In-Treat's Residence, Main Hospital all in Greek Architecture. R3-2 Zoning. Building trimmed in copper. The copper is being stripped. Landmarks issued a summons to the Bayley Seton Hospital Corp. because they are not doing right by keeping it sealed. 732 Bay Street, aka 45 Vanderbilt Avenue, Physician's House is owned by the Salvation Army and is a NYC Designated Landmark.
This is a large Landmark Treasure on the North Shore and we should not let it go. We are working with Landmarks and the Councilmembers office to get in to see it. There is disconnect that nobody has been inside. There is talk about a new Maritime School, etc. The building has so much potential. Joan Cusack said she saw the inside and it is beautiful, floors and walls are Art Deco. Joan said the building behind the porch was used for parties with a magnificent view. John Kilcullen said it could be like that again. This could be a defining building for Staten Island like Snug Harbor. Fran Reali said this building is only externally landmarked and not internally. Is there a way to landmark internally? John Kilcullen said they are trying to pick their battles. I think it could be. We can bring all the parties together including realtors. Fran said they are having a trade show on April 11th at the Hilton, tables for information purposes free of charge.
Land Use Vote - 9 yes, 0 No, 1 Abstention
Motion to send a letter of support to Landmarks Preservation. To set project on a course so it doesn't regress and to restore it later.
2. **1707 Richmond Terrace**, Ashish Patel, R.A., Ashok Architects -
The interior street is a driveway with a parking lot in front. Phil Farinacci found the tax map and said Richmond Terrace is not final mapped on the survey. It has to be shown that you have 8%. Anthony Cosentino suggested Mr. Patel take a representative with him for clarification. To come back at a later time when paperwork is complete. No vote was taken until there are more answers to these questions. He will come back.

Meeting Adjourned 7:41PM

DRAFT BAYLEY SETON LETTER FOR CB1 VOTE:

The Honorable Chair Sarah Carroll
New York City Landmark Preservation Commission
1 Centre St, 9th Floor
New York, NY 10007

Re Bayley Seton campus

Community Board 1 Land Use Committee - Staten Island is writing to the Commission to express our concern about the current condition of the site's two NYC Designated Landmark buildings: the Seaman's Retreat and the Physician In Charge aka Physician's House. It was recently brought to our attention that the two structures are suffering serious threat of 'demolition by neglect' from deferred (and in actuality no) maintenance by their respective owners, the Bayley Seton Hospital Corp and The Salvation Army. We understand such funding is difficult to secure but in the case of these buildings, vandalism from open and unsecured buildings is cause for a good amount of the damage. CB 1 is asking the Commission to use all legal resources available, to enforce and ensure compliance to all current landmark regulations to protect and preserve these important and historic Staten Island and NYC treasures. And finally CB 1 stands ready to assist the Commission with finding future community and educational uses for these buildings.

Thank you in advance for your attention to this important issue.

Sincerely

CB1

**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, 1st Vice Chair, Acting Chairman

Members

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

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

Marie LaFrancesca, Elena Brady, Cathleen Kenny, Jermaine 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 7th. We had a Women in Business Expo in collaboration with Councilmember Hank's office on Sunday, March 3rd. We showcased 40 vendors. Italian/American Scholarship on March 15th, 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 17th. 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 21st 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 69th 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 5th, 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 13th 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 13th 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 11th 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 22nd. 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 23rd 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 29th 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

Small Business and Non-Profit Committee Meeting Meeting Notes – Jaclyn Tacoronte

Date: March 13th, 2024

Attendees:

- Community Board 1
- Jaclyn Tacoronte, Small Business & Non Profit Chairwoman
- Dr Allison Brown
- Alina Nevradakis
- Peter Lisi
- Michael Anderson (Staten Island Chamber of Commerce)

Agenda Items:

- Discussion of Available Services for Small Businesses and Non-Profits
- Recent Retail Credit Card Transaction Fees

Meeting Summary:

- **Available Services Discussion:**
 - Michael from the Staten Island Chamber of Commerce provided valuable insights into the diverse range of services available for small businesses and non-profits.
 - Emphasized the importance of leveraging local resources and networks to optimize growth opportunities.
 - Discussed potential collaborations and partnerships between our organization and the Chamber to enhance service accessibility for our members.
- **Retail Credit Card Transaction Fees:**
 - Delved into the recent trends and fluctuations in retail credit card transaction fees.
 - Identified potential strategies to mitigate the impact of these fees on small businesses and non-profits.
 - Agreed to explore alternative payment methods and negotiate with financial service providers for more favorable terms.

Next Steps:

- Follow up with Michael to explore collaborative opportunities and access additional resources.
- Conduct further research on alternative payment methods to reduce transaction fees.
- Schedule a follow-up meeting to track progress and discuss actionable strategies.

Action Items:

- CB21 Follow up with Michael regarding collaboration opportunities.
- Research Team: Investigate alternative payment methods to mitigate retail credit card transaction fees.
- Meeting Organizer: Schedule a follow-up meeting to review progress and discuss further strategies.

Meeting Adjourned: 7:00 PM

West/New Brighton – St. George – Tompkinsville Area Committee Meeting

TUESDAY, March 19, 2024, 6:30 PM

Virtual – CB1 Office Zoom

Attendance:

Anthony Cosentino, Chair

Board Members: Tatiana Arguello, Doreen Berksteiner, Christopher Campbell, Robert Holst, Linda Huff, Linda Juarbe, Lillian Lagazzo, David McGoy, Catherine Schiavone, Sean Sheil, Steven Williams, Nicholas Zvegintzov

Voting Non-Board Members: Eileen Harrington, John Luisi, Lisa Barbieri

Guests: La Toya Pouncey, SI Fish & More, Inc., Sean Torres, Killsboro, LLC, Neil Anastasio, John Kilcullen, Ricia Augusty,

CB1 Office: Joan Cusack, District Manager - Linda Maffeo, Community Coordinator

Liquor Licenses:

SI Fish & More, Inc., 101 Victory Blvd., 10301 – Approved unanimously, 16 Yes.

Killsboro, LLC, 814 Richmond Terrace, 10301 – Approved unanimously, 16 Yes.

Presentations: None

Old Business:

New Business:

Claudette Duff & Anthony Cosentino

Area Committee Co-Chair

MARINERS HARBOR/PORT RICHMOND/ELM PARK/ARLINGTON

LOCAL AREA COMMITTEE MEETING

TUESDAY, March 19, 2024, 7:00 PM, VIRTUAL

MEETING MINUTES

Meeting call to order: 7:11 PM

We opened with talking about Mary Bullock and dedication the meeting to her.

In attendance:

Everette Wattley
Charlene Burk
Mario Buonviaggi
Selina Grey
Dora Berksteiner
Michelle Akyempong
Veronica Ballard
Steven Williams
Raleigh Swinton (Arlington Civics)
Friday Ogbewe

Presentations/Updates: None

Old Business: None

New Business:

- Traffic Signal has been approved for the intersection of Richmond Terr and Faber St.

Demolition/New Building Permit Notices:

- **NYC Design & Construction:** Rehabilitation of Pedestrian Ramps: Dates and work hours: 3/18/24 - 3/22/24 7:00 am–6:00 pm
 - Montgomery Ave. & Fort Pl.
 - Grove Ave. & Port Richmond Ave.

- Cottage Pl. & Bond St.
- Palmer Ave. & Cortlandt St.
- Lexington Ave. & Sharrett Pl.
- Seymour Ave. & Orange Ave.
- Beekman St. & Lagrange Pl.
- Lagrange Pl. & Montell St

Liquor License RENEWALS:

- None

Liquor License NEW Applications:

- None

Cannabis License: New Application

- ZenZest, LLC, 2343 Forest Avenue, 10303: Rinkesh Shethiya of ZenZest gave a PowerPoint presentation on the location of the store. The times of operation have not been set but he was thinking about the hours of 10am to 9pm during the week and 10am to 10pm on the weekend. There was concerns about the store being open until late. They would prefer if the store closed by 8pm. Mr. Shethiya said that he was open to closing early. The store will have security and cameras inside the store and outside. Outside cameras are provided by the landlord. Mr. Shethiya plans on having double security door so that the customer can be buzzed in.

A vote was taken. There was a quorum.

- Everette Wattley: Yes
- Charlene Burk: Yes
- Mario Buonviaggio: No
- SelSina Grey: Yes
- Dora Berksteiner: Yes
- Michelle Akyempong: Yes

5 – Yes, 1 - No

Car Service Base Operating License Renewal: None

Water Service Interruptions: None

Filming Interruptions: None

Civic Groups Report:

Mario from Port Richmond Strong shared that Kingdom of Kush illegal smoke shop was closed due to violation. May 18th, 2024 is the Banner Event. DOT is sponsoring Earth Day: on April 20th 2024: Post Ave and Castleton Ave.

Raleigh Swinton from Arlington Civics Association announced their meeting is on Thursday, March 21, 2024 at 36 Richmond Terr. Fellowship Baptist Church 7:30PM.

Announcements:

- Project Hospitality: Recruiting Job Fair. March 20, 2024. 10-12PM & 2-4PM
- 135 Arlington LLC Excavation and Foundation pending permit.
- NYC Ferry Use Survey: This survey is **not** being conducted by DOT/NYC Ferry or the NYC Economic Development Corporation. This survey is being conducted by the St. George Civic Association Ferry Riders Committee

There **WILL** be a monthly meeting **UNLESS** specifically cancelled, ZOOM information is always the same, until further notice.

NEXT LOCAL AREA COMMITTEE MEETING: April 16, 2024

NEXT COMMUNITY BOARD #1 MEETING April 9th, 2024, LOCATION: TBA

Meeting Adjourned: 8:25PM

Minutes submitted by: Dora Berksteiner. March 26th, 2024

Rosebank Meeting, Tuesday, March 19, 2024 at 6:30PM – CB1 Board Office, 1 Edgewater Plaza, Room 217

Attendance

Members

John Guzzo, Chair
Christopher Corbo, ab
Alina Nevradakis, ab
Cindy Salzillo
Anthony Sgarlato

Non-Board Voting Members

Mike Cataldo, ab
Charlie Olson

Guests

Matthew Lesieun
Paul Donocel
Robert Brooke

Liquor Licenses:

Salmon Sushi approved

Don Cheech approved

Spoke about the Marketeer papers being thrown from a van all over the street.

U-Haul, Dirty Sidewalk, property, request Sanitation to inspect – Bay Street & Chestnut.

Upgrade to street lights and curbs on Bay Street and Tompkins Avenue. Fingerboard Road to Edgewater Street Curbs.

Motion to Adjourn – Tony S., 2nd by Paul

Staten Island Community Board 1 Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook
Area Committee Meeting

March 20, 2024 Wednesday 5:30 PM at Safari Realty, 1958 Victory Blvd., Staten Island, NY

Committee Attendance:

Timothy Forsyth	CB1 Area Co-Chair
Fran Reali	CB1
Michael Morrell	Westerleigh Improvement Society (WIS) Past President
Andrew Dorman	Committee Member
Franklin Marra	Clove Lakes Civic Association

Excused: Joseph Ahlstrom, Sunny Jain, others status unknown.

Public:

Bruce Lauria

Called to Order 5:40 pm

A quorum was not present.

Agenda Items;

1. Mezcaleros Restaurant, Inc Liquor License Renewal (Unconfirmed at press time).
No appearance in any event, no vote, no complaints, no objections.

Westerleigh Improvement Society: New storm sewers and drains expected in parts of Westerleigh. Ongoing concerns regarding the landmarked Dorothy Valentine and John King Vanderbilt houses off Clove Road, Mike Morrell monitoring the Landmarks Preservation Commission status and suggest contact local NYC DOB Borough Hall Office regarding. Further noted BESS planned for vacant lot by 1963 Victory Blvd just east of Jewett Avenue. NYC Parks Dept. reported plans to resurface paths in Clove Lakes Park.

Clove Lakes Civic Association: Franklin Marra reported that the group plans to revitalize, shared concerns on the two landmarked houses referenced above, and showed video of the RUMC Clinic crowded parking lot by Clove Road and Victory Blvd. and garbage on extension of Waldron Avenue, requesting Sanitation and Traffic Enforcement Agent intervention.

In closing we again extended our appreciation and thanks to Fran Reali & Frank Reali for hosting the meeting space for this Area Committee Meeting.

Meeting adjourned 6:10 pm.

Community Board 1 Staten Island

Clifton, Concord, Stapleton Area Committee Meeting Minutes

Thursday, March 21, 2023, 6:30 PM, Stapleton Library, 132 Canal Street.

Hybrid Meeting In Person & On Zoom

Meeting ID: 852 8932 8780

Review of previous meeting minutes

Still two CB1 Board members listed on committee have failed to attend meeting for over a year and never excused their absences.

NYC Department of Sanitation was unable to attend and will attend a future meeting.

Notification of NYC Department of Transportation Open Streets “Stapleton Saturday’s” program traffic detour every Saturday in June & September, 12-5 pm, Water Street between Beach Street & Canal Street.

Notice of Demolition - One Story Detached Garage at 153 Wright Street 10304

NYPD:

Burnell Street, between Tompkins Street & Broad Street. 6 vehicles on city street for more than a month, missing registration stickers, out of state plates or flat tires.

146 Targee Street & Broad Street. 2 vehicles on city street for more than 6 months and never moved. KXC9887 4dr blue Toyota Camry & Florida JLBH09 black Mercury Mountaineer.

Next meeting is April 18, 2024 at 6:30 pm.

Meeting Adjourned.

Minutes from the Cultural Affairs Committee meeting 03/25/24

After major technical difficulties, many thanks to Charlie Olsen for setting up a new zoom meeting and getting us going.

The meeting was called to order at 07:14 pm. In attendance were Christopher Campbell, Ricia Augusty, Charlie Olsen, Andre Ciprut, Lillian Lagazzo, Joan Cusack and myself. The chair thanked the committee members for attending and their patience during the delay.

At the previous meeting a list of cultural organizations and sites located in the CB 1 area were discussed and subsequently disseminated to the group. Any committee member who knew of any other cultural organizations was encouraged to add to the list for a subsequent discussion at this board meeting. Several new organizations were added to the list (list submitted.)

Christopher Campbell and Tatiana Arguelo felt the link below would be helpful in identifying cultural events and organizations and emailed it between meetings:

<https://statenilandarts.org/culturecalendar/>

Other links were also subsequently identified and discussion of the links being added to the website was discussed and agreed upon.

<https://www.statenisland.guide/explore-feat/c/0>

https://www.tripadvisor.com/Attractions-g48682-Activities-c47-Staten_Island_New_York.html

Riccia Augusty reviewed the format and information presented by other community boards (I think almost all of them!) on their websites and social media pages. She compiled the information and gave an excellent, comprehensive and extremely informative presentation of her findings (copy of report to be submitted for inclusion with minutes.) Each website was inherently different from the other. Some were linked to their social media pages. Many valid points for

improvement and additions to our cultural page and other parts of the website were noted by her during the presentation.

Joan Cusick mentioned that since there were so many valid points brought up outside of cultural affairs section that the presentation could also possibly be made to other committees for consideration.

Joan Cusack clarified that the website was hosted by NYC and any corrections, additions or changes would have to be submitted, approved and carried out by them.

A discussion ensued by the group on how intensive the changes should be. It was decided that at the present time the number of changes should be limited. It was felt that the cultural affairs committee page be update to include a mission statement of the cultural affairs committee. It was also agreed that only the cultural organization and the link to its website would be listed on the cultural affairs committee page. The Organization and/or site included would be located in the Community Board 1 area.

Lillian Lagazzo brought up the fact that if the committee made fliers with the information they could be distributed out at the general board meeting thereby increasing circulation in the community.

There being no further business a motion to end the meeting at 08:21 pm was made by Andre Ciprut and seconded by Charlie Olsen.

Next meeting 04/29/24 @7pm.

Respectfully submitted by,

Anthony Sgarlato – Chairman

CB 1 Waterfront Committee

Minutes of Meeting March 26, 2024

Present: Joe Ahlstrom (Chair), Kate Coen, Anthony Cosentino, Timothy Forsyth, Lillian Lagazzo, Peter Lisi, Ricia Augusty

Absent: Christopher Campbell, Linda Juarbe, Claudette Duff, Samir Farag

Excused: Joshua Renta (U.S. Naval Reserve Duty)

The meeting, held via Zoom, began at 6:36 pm, began with a moment of silence to remember the Baltimore bridge disaster.

Joe Ahlstrom stated that it is very important to fill out and submit the Ferry ridership questionnaires as soon as possible. Doing so will aid in the Committee's efforts to get a Ferry from Staten Island to Brooklyn.

Peter Lisi suggested inviting the EDC to speak at the next meeting regarding plans for work on Pier 1. Mr. Lisi added that we need to stay on top of our list of tasks to be accomplished by the Waterfront Committee.

Lillian Lagazzo expressed concern about ingress and egress to the Bay street Landing area during construction. She noted that there are approximately 1000 feet of waterfront in need of rehabilitation. Lillian has offered to assist this effort consistently.

Chairman Ahlstrom stated that there is presently a NYC public K-5 school geared towards the Maritime Industry. Called the "Harbor School", this school occupies the site of the former St. Peter's Girls High School. He added that there is a great need for a Maritime-oriented junior high school on Staten Island, and promised to pursue inquiries into such a school on the grounds of Fort Wadsworth. Peter Lisi mentioned that such might be a good question to pose to the EDC if they are at our next meeting.

Kate Coen noted that May 22 is National Maritime Day. Joe Ahlstrom said that he would look into observances on Staten Island.

The next meeting will be held in person.

The meeting was adjourned at 7:17 pm.

Respectfully submitted.

Kate Coen

Staten Island Community Board 1

Transportation Committee

Joseph Bird, Christopher Campbell, Katheleen Coen, Anthony Cosentino, Radhakrishna Mohan, Charlie Olson, Josh Renta, Catherine Schiavone, Sean Sheil, Siyda Williams
Chair: Nicholas Zvegintzov

Report of April 9, 2024

Meetings

Transportation Committee meeting in May: Review of Transit on the North Shore

Tentatively scheduled by Zoom, 6 p.m. Thursday, May 30, 2024.

Testimony and questions re buses, trains, and future plans.

Safety Improvement Project Presentations

At the May Full Board meeting.

NYC DOT will present plans for safety improvements at two problematic intersections: Fingerboard Road and Narrows Road, and Victory Blvd and Corson Avenue.

Outdoor dining

Not really a transportation issue, but NYC DOT is in charge of licensing outdoor dining schemes.

License applications start August 3, 2024. New licenses start November 1, 2024.

CB review of licenses. Can trigger a public hearing.

Christopher Campbell will brief this Full Board meeting.

Daylighting

The Transportation Committee held a hearing on January 22, 2024 on the topic of 'daylighting', keeping one parking space empty at intersections. It is in principle mandated by NY State Law § 1202 but can be overridden by local jurisdictions, e.g., NYC.

The question arose whether the NYS law applies to NYC parking locations that not otherwise marked. The answer was at best murky.

We heard from NYC DOT too late for our February report as follows:

'§ 4-02 Compliance With and Effect of Traffic Rules.

(e) State law provisions superseded. Pursuant to authority provided by § 1642 of the Vehicle and Traffic Law, the following provisions of such law shall not be effective in the City of New York: §§ 1112, 1142(b), 1150, 1151, 1152, 1153, 1156(b), 1157, 1171, 1201, **1202**, and 1234.'

Open Streets

'Open Streets' (i.e., sections closed to vehicular traffic) will be held:

Minthorne Street from Bay Street to Victory Boulevard, Friday, April 19, 2024 to Thursday, October 31, 2024, with Staten Island Chamber of Commerce Foundation Inc. / The Angiuli Group, LLC.

Fridays, 4 p.m. to midnight, Saturdays, 11 a.m. to midnight.

Water Street from Beach Street to Canal Street, Saturday, June 1, 2024 to Saturday, September 28, 2024, with Van Duzer Civic Association.

Saturdays only, midday to 5 p.m.

We were concerned last year that no traffic and transit rerouting was announced for this location, but the events were held without problems.

Nicholas Zvegintzov, Chair

CB1 Youth Services Committee Meeting Minutes

March 27, 2024

Present: Katheleen Coen (Co-Chair), Radhakrishna Mohan (Co-Chair), Anthony Cosentino, Arjana Topallaj, Iris Lam, Tonyann Benjamin, Btandon Tejada, Eseralda Garcia, Giomelly Barton (NYC Commission on Human Rights)

Absent: Jaclyn Tacoronte, Steven Williams, Anthony Scutari

The meeting began via Zoom at 5:30 PM. Ms. Arjana Topallaj, a Community Engagement Specialist for Literacy in Community (LINC), addressed the committee on efforts to make our community stronger through fundamental literacy skills. Her group focuses on West Brighton, New Brighton and Stapleton. LINC works with the JCC, Public Libraries, and NYC Parks to provide free and age-appropriate books to children.

The meeting ended at 6:00 PM.

Respectfully submitted,

Kate Coen