



Staten Island Community Board 1

1 Edgewater Plaza, Suite 217, Staten Island, NY 10305

Tel: 718.981.6900



Chairman: Nicholas Siclari

District Manager: Joan Cusack

FULL BOARD MEETING AGENDA

Tuesday, June 9, 2026 | 5:30 P.M.

**On Your Mark
129 Clinton Avenue
Staten Island, NY 10301**

SESSION OPENING

- Pledge of Allegiance - Sergeant-at-Arms – **John Guzzo**
- Call to Order – **Chairman Nicholas Siclari**
- Roll Call Attendance – Anakristina Santiago
- Swearing in Of New Board Members
- Acceptance of Minutes of the **May 12, 2026** Full Board Meeting
- Public Session
- Land Use / Silverlake Committee / Transportation – Project Voting
- DSS/DHS & Project Hospitality Presentation regarding the neighborhood

PUBLIC SESSION

- **Mario Buoviaggio – North Shore Alliance**
- **Marie LaFrancesca – Borough President Vito Fossella's Office**
- **Ruben Sibri – NY Comptroller Office**
- **Colleen Siuzdak Velluzzi – NYC Park**
- **Jermain Williams – NYPD Community Liaison**
- **Paul Matrecano – Senator Jessica Scarcella-Spanton's office**
- **Antoun Sawires - Deputy Chief of Staff at Majority Whip Kamillah M. Hanks**
- **RV Augusty – New Brighton Civic**
- **Lindy Crescitelli – New Brighton Civic**
- **Nick Robbins – Sam Pirozzolo's Office**
- **Gabrielle Lerner – Charles Fall's Office**
- **Anthony Arice – North Shore Alliance**
- **Nick Robbins – Sam Pirozzolo's Office**
- **James Smith – North Shore Alliance**

DSS/DHS & PROJECT HOSPITALITY PRESENTATION

Presentation regarding neighborhood concerns and community updates.

BOARD OFFICERS

- First Vice-Chairman –
 - Second Vice-Chairman – **Catherine Schiavone**
 - Third Vice-Chairman – **Friday Ogbewe**
 - Secretary –
 - Treasurer – **Sunny Jain**
 - Parliamentarian – **Catherine Schiavone**
 - Sergeant-at-Arms – **John Guzzo**
 - District Manager – **Joan Cusack**
 - Chairman – **Nicholas Siclari**
-

FUNCTIONAL COMMITTEE REPORTS

- Land Use – **George Turner**
 - Waterfront – **Joseph Ahlstrom**
 - Public Services – **Sunny Jain**
 - Youth Services – **Kathleen Coen**
 - Rules & Legislative Affairs – **Catherine Schiavone**
 - Budget & Finance –
 - Transportation – **Catherine Schiavone**
 - Parks & Recreation –
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AD HOC COMMITTEE REPORTS

- Labor – **Robert Holst**
 - Cultural Affairs – **Anthony Sgarlato**
 - Health & Human Services – **Fran Reali**
-

AREA COMMITTEE REPORTS

- New Brighton / St. George / Tompkinsville – **Claudette Duff**
- West Brighton / Randall Manor – **Kathleen Coen**
- Silver Lake / Sunnyside / Westerleigh / Willowbrook – **Joseph Ahlstrom**

- Rosebank / Fort Wadsworth / Shore Acres – **John Guzzo**
 - Mariners Harbor / Port Richmond / Elm Park / Arlington – **Selina Grey & Dora Berksteiner**
 - Stapleton / Clifton / Concord / Park Hill – **Peter Lisi**
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OLD BUSINESS

NEW BUSINESS

Executive Board Elections

- **ADJOURNMENT**

ATTENDANCE NOTICE TO BOARD MEMBERS

If you are unable to attend this meeting, please notify:

- Anakristina Santiago – anasantiago@cb.nyc.gov

You may also contact the Board Office at **718-981-6900** prior to the meeting.

To request to speak during Public Session, please call or email in advance.



Staten Island Community Board #1

Full Board Meeting Minutes

Tuesday, May 12, 2026 | 6:30 P.M.

St. Mary's Episcopal Church

347 Davis Avenue, Staten Island, NY 10310



Meeting Recording:

<https://reflect->

[sicommunitymedia.cablecast.tv/internetchannel/show/4955?site=4&query=cb1](https://reflect-sicommunitymedia.cablecast.tv/internetchannel/show/4955?site=4&query=cb1)

Board Members Present / Absent / Excused

Present:

Linda Juarbe, Lillian Lagazzo, Christine DeHart, Matthew Lesieur, Michael DiBartolo, Peter Lisi, Dolores A. Brennan-Prichard, Salvatore Fabozzi, Friday Ogbewele, Christopher Campbell, John Guzzo, Loretta Cauldwell, Andre Ciprut, Anthony Iilardi, Sunny Jain, Anthony Sgarlato, Catherine Schiavone, Nicholas Siclari, George Turner, Cindy Salzillo

Absent:

Joseph Ahlstrom, Michelle Akyempong, Vincent Atkinson, Dora Berksteiner, Claudette Duff, Francine Reali, Anthony Scutari, Sean Sheil

Excused:

Doreen Berksteiner, Mohan Radhakrishna, Samir Farag, Teele Brown, Selina Grey, Joshua Renta, Tatiana Sabatelli, Robert Holst, Kathleen Coen, Steven Williams

Quorum

A quorum was **not met**. Chairman Nicholas Siclari stated that because quorum was not met, the meeting could not be considered an official voting meeting and no votes could be taken.

Opening of Meeting

Chairman Nicholas Siclari opened the meeting at **6:30 P.M.**

Sergeant-at-Arms John Guzzo led the Pledge of Allegiance.

Public Session

Makeda Campbell

Office of State Senator Jessica Scarcella-Spanton

Makeda Campbell provided updates from Senator Scarcella-Spanton's office, including the following:

- The New York State budget had not yet passed.
 - Senate Bill S8790 expands eligibility for certain military personnel serving in combat zones to receive a property tax exemption.
 - Senate Bill S3518 establishes a fentanyl abuse and overdose prevention task force.
 - Senate Bill S5400 exempts operators of law enforcement and fire department vessels from certain vessel regulations while responding to emergencies.
 - NYCHA tenant complaint forms are available in the Community Board office.
 - HEAP assistance is available for individuals who need help with energy or cooling bills. Eligible individuals may qualify for one free fan or air conditioning unit.
 - The deadline for a grant opportunity is July 27, 2026.
 - CitizensNYC Community Leaders Grant provides grants ranging from \$5,000 to \$12,000 for local leaders and neighborhood projects across the five boroughs.
 - Constituents may contact the office if they would like the District 23 Mobile Office to be present in their area.
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Nicole Brooks

NYC Parks

Nicole Brooks provided the following updates:

- The Royal Oak / Norman Light Ballfield naming has been postponed.
 - A BioBlitz event was held at Clove Lakes Park on May 15 and May 16.
 - The Staten Island beach opening was scheduled for May 21 at 10:00 A.M.
-

Vanesa Limani

Office of NYC Council Speaker Julie Menin

Vanesa Limani introduced herself and advised attendees that she was present and available to speak with anyone who needed assistance or information from the Speaker's office.

Jermaine Williams

NYPD Staten Island Community Liaison

Jermaine Williams spoke about current safety concerns, especially scams. He reminded residents to be cautious of computer and jewelry scams. He also encouraged residents to roll up their car windows, secure their vehicles, check the back seat before entering, and remain aware of their surroundings.

Peter Levine

New York Public Library, Port Richmond Branch

Peter Levine shared NYPL updates, including:

- The Summer Learners Lab will run from July 6 through August 13 at the St. George and Stapleton Libraries.
 - May programming focused on reading and mystery books.
 - A virtual author talk was scheduled for May 18 and could be viewed at the library.
 - A children's improv event was held on May 15.
 - Residents were encouraged to check their local library's event calendar for upcoming programs and activities.
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Bill Morris

Bill Morris spoke regarding traffic concerns near the new gas station at Morningstar Road and Richmond Terrace. He requested that the street be widened to help ease traffic congestion in the area.

Chairman's Remarks

Chairman Nicholas Siclari advised that because quorum was not met, no official votes could be taken.

He also noted that the June Full Board Meeting is expected to be a large meeting and will include a presentation from DSS/DHS and Project Hospitality regarding neighborhood concerns, including the homeless shelter in Port Richmond.

Appreciation Award

Chairman Nicholas Siclari presented an appreciation award to **Ilene Pappert** of the Children's Aid Society for her hard work, dedication, and service to the Goodhue Center and the community.

Ilene Pappert thanked Community Board #1 for the recognition and spoke about her 50 years with the Children's Aid Society and the Goodhue Center.

Community Announcements

Agnes McBeth

Agnes McBeth announced the following events:

- A shredding event was scheduled for May 31.
- The Staten Island Multicultural Food Festival was scheduled for Sunday, June 7, from 1:00 P.M. to 4:00 P.M. at On Your Mark, located at 129 Clinton Avenue.

The event is part of the Staten Island Love initiative and celebrates the cultures, cuisines, and customs represented throughout Staten Island. Local restaurants, food vendors, and community organizations were expected to participate.

For more information, residents may contact Lizzie Bianco at:
Elizabeth.Bianco@rcda.nyc.gov

Executive Board Report

Chairman Nicholas Siclari announced that, due to personal reasons and with a heavy heart, the First Vice-Chairman had submitted his resignation. The Board wished him the best and encouraged members to reach out.

- **First Vice-Chairman – Anthony Cosentino:** Absent; submitted a letter of resignation.
- **Second Vice-Chairman – Catherine Schiavone:** Nothing to report.
- **Third Vice-Chairman – Friday Ogbewe:** Nothing to report.
- **Secretary – Loretta Cauldwell:** Read nominations for the Executive Board. Due to lack of quorum, no vote could be held.
- **Treasurer – Sunny Jain:** Report included in the packet.
- **Parliamentarian – Catherine Schiavone:** No report.
- **Sergeant-at-Arms – John Guzzo:** No report.
- **District Manager – Joan Cusack:** Reported that Wagner College has signed to open a business school at the former Staten Island St. John's campus.
- **Chairman – Nicholas Siclari:** Stressed the importance of Board members attending the next meeting so that quorum can be met. He also noted that meeting equipment needs must be addressed.

Secretary Loretta Cauldwell conducted roll call.

Functional Committee Reports

Land Use

Chair: George Turner

No May meeting was held.

Waterfront

Chair: Joseph Ahlstrom

Joseph Ahlstrom was absent. Meeting notes were included in the packet.

Public Services

Chair: Sunny Jain

Sunny Jain reported on efforts to delay DSNY enforcement of the June 1 law regarding trash containerization and the prohibition of garbage bags being placed next to trash cans. Members were encouraged to contact Sunny with any trash-related issues. DSNY is expected to return in September to address additional concerns.

Youth Services

Chairs: Kathleen Coen and Mohan Radhakrishna

Reports were included in the packet.

Rules & Legislative Affairs

Chair: Kathleen Coen

Nothing to report.

Budget & Finance

Nothing to report.

Transportation

Chair: Catherine Schiavone

Catherine Schiavone reported that the committee had a very productive meeting. However, no vote could be taken because quorum was not met. She encouraged members to attend committee meetings to ensure quorum. The DOT presentation was included in the packet.

Parks & Recreation

Nothing to report.

Ad Hoc Committee Reports

Labor

Chair: Robert Holst

Robert Holst was absent. Nothing to report.

Cultural Affairs

Chair: Anthony Sgarlato

Anthony Sgarlato reported that the Staten Island Mural website has been updated and will continue to be updated regularly.

Health & Human Services

Chair: Francine Reali

Francine Reali was absent. Nothing to report. **Chairman Nicholas Siclari** noted that Dan Messina is retiring from RUMC.

Area Committee Reports

New Brighton / St. George / Tompkinsville

Chair: Claudette Duff

Claudette Duff was absent. Minutes were included in the packet.

West Brighton / Randall Manor

Chair: Kathleen Coen

Kathleen Coen was absent. No meeting was held.

Silver Lake / Sunnyside / Westerleigh / Willowbrook

Chair: Joseph Ahlstrom

Joseph Ahlstrom was absent. Minutes were included in the packet.

Rosebank / Fort Wadsworth / Shore Acres

Chair: John Guzzo

Minutes were included in the packet.

Mariners Harbor / Port Richmond / Elm Park / Arlington

Chairs: Selina Grey and Dora Berksteiner

Both chairs were absent. Minutes were included in the packet.

Stapleton / Clifton / Concord / Park Hill

Chair: Peter Lisi

Peter Lisi reported that two illegal signs attached to phone poles were reported to 311. He encouraged residents to report anything that may create a safety concern. He also stated that the community would like to hear more about NYPD youth programs. Flooding issues continue to be a concern.

Adjournment

The meeting was adjourned at **7:20 P.M.**

Community Board #1 Land Use Committee Meeting Minutes

Tuesday, June 2, 2026 | 6:00 P.M. | Virtual Meeting via Teams

Committee Chair	George F. Turner , Land Use Chair
Board Leadership	Nicholas Siclari , Chairman; Joan Cusack , District Manager
Staff	Anakristina Santiago, Community Board 1

Link to view Meeting:

Attendance

Present / Voting Participants	Absent / Excused
George F. Turner, (Land Use Chair) Loretta Cauldwell Andre Ciprut Kathleen Coen Christine DeHart John Guzzo Lillian Lagazzo Peter Lisi Friday Ogbewe Fran Reali Tatiana Sabatelli Anthony Sgarlato Lisa Barbieri Nicholas Siclari (Chairman) Phil Farinacci (Voting Non-Board Member) Lindy Peter Crescitelli (Voting Non-Board Member)	Robert Holst - Absent Matthew Lesieur - Excused Charles Olson - Absent

Note: Attendance is based on the roll-call vote portions of the meeting. A quorum was confirmed before presentations began.

Applicants / Presenters

- **Phil Rampulla and Peter Rampulla** - St. Peter's Boys High School and 225 Howard Avenue
- **Vivien Krieger, Akerman, representing Children's Aid** - New Goodhue Center
- **Michael Sanna, R.A.** - 23 Cedarcliff Road, 51 Cedarcliff Road, and Tompkins Circle
- **Ron Rizzotti** - 463 Bay Street

Call to Order and Opening

The virtual meeting was opened shortly after 6:00 P.M. The Chair and members addressed audio/echo issues at the beginning of the meeting. Quorum was confirmed, and the Chair proceeded with the agenda presentations.

Agenda Items and Discussion

1. St. Peter's Boys High School

- Phil Rampulla presented the application for the St. Peter's Boys High School campus located at Henderson Avenue and Clinton Avenue.
- The proposal includes a cellar-level addition extending approximately ten feet from the existing building to create additional classroom space, along with accessibility improvements at the front entrance, including accessible ramps to grade level.
- The application requires City Planning approval because the property is a community facility within the Special Hillside Preservation District. A future practice athletic field was discussed as a possible later phase if funding becomes available; it would be intended for multi-purpose athletic use and would not be built immediately.
- Questions were opened to general board members and the public. Lindy Peter Crescitelli noted that New Brighton Civic had spoken with the applicant and that the applicant was willing to meet with the community if needed.

2. 225 Howard Avenue

- Phil Rampulla presented a proposal for an existing one-family home to be demolished and replaced with a new one-family home on an approximately 200-foot by 200-foot lot.
- The proposed house would remain in approximately the same location as the existing house. The plan includes a circular driveway, garage access, and a proposed side-yard pool located on the more level portion of the site.
- The property includes steep slope conditions along Howard Avenue. City Planning requested that an area of no disturbance be preserved at the rear and left side of the property. The applicant noted that the owner could have sought additional houses but chose to keep the site as a single-family residence.
- Kathleen Coen asked whether a pool was appropriate on the slope. The applicant responded that the pool location is relatively level and avoids the steeper rear portion of the site.

3. New Goodhue Center - Children's Aid, 314 Lafayette Avenue

- Vivien Krieger, Akerman, presented on behalf of Children's Aid for the proposed New Goodhue Center at 314 Lafayette Avenue.
- The proposed project includes a new one-story community facility building of approximately 20,000 square feet and a landscaped 74-space parking lot. The center would provide classrooms, activity rooms, sports and recreational facilities, enhanced programming, and a new gymnasium that may also serve as a venue for community meetings and events.
- The site is located within an R1-2 zoning district and the Special Hillside Preservation District. The application seeks City Planning authorization for community facility use and group parking greater than 30 spaces, along with modifications to landscaping, tree preservation, and tree planting requirements. The presenter stated that the proposal meets or exceeds tree preservation and planting requirements.
- The building is proposed toward the southwestern portion of the site in an area already disturbed or paved, with the entrance on Lafayette Avenue between Brighton Avenue and Prospect Avenue. The building would be set back approximately 96 feet from Lafayette Avenue and mostly about 13 feet in height, with the gymnasium just under 32 feet.

- Lindy Peter Crescitelli stated for the record that the project had previously been presented to New Brighton Civic, where the community was pleased with the tree replacement, building design, and continued services.

4. 23 Cedarcliff Road

- Michael Sanna, R.A., presented a proposed single-family home on Cedarcliff Road within the Hillside District.
- The site contains steep slopes across the front along Cedarcliff Road and portions of the rear. The proposal limits the building footprint to 12.5 percent lot coverage and preserves the majority of the site, including existing trees and an area of no disturbance.
- The applicant explained that disturbance is needed mainly to provide driveway and stair access through the flatter center section of the property. A proposed pool would be located in the rear within a relatively flatter area.
- Kathleen Coen asked what is currently on site. The presenter explained the larger property had been subdivided into three large lots, with an existing home on the center lot to remain.

5. 51 Cedarcliff Road

- Michael Sanna, R.A., presented the adjoining Cedarcliff Road lot, described as having the same general steep slope conditions as 23 Cedarcliff Road.
- The proposal places the building and pool within the relatively flat center of the lot, preserves steep slopes at the front except where access is needed, and preserves the rear area and most existing trees.
- The lot is over 12,000 square feet and the building footprint is limited to 12.5 percent lot coverage.

6. Tompkins Circle / Block 569, Lots 360-363

- Michael Sanna, R.A., presented a Hillside District project off Tompkins Circle involving two pairs of semi-attached homes, for a total of four units.
- The proposal concentrates development near Tompkins Circle and leaves the larger side/rear portion of the property, including the bed of Pavilion Hill Terrace, in its natural vegetated state. Pavilion Hill Terrace is not proposed to be opened.
- Dry wells are proposed for the developed and impervious areas, while the area of no disturbance would remain in its natural state. Terracing is proposed behind the buildings in two sections of approximately eight feet each, using reinforced concrete and interlocking block walls with planted areas.
- Questions addressed drainage, sanitary sewer connections, retaining wall/terrace materials, whether Pavilion Hill Terrace could be opened in the future, and the narrowness/slope of Tompkins Circle.

7. 463 Bay Street

- Ron Rizzotti/Rosati presented a Board of Standards and Appeals application under General City Law Section 35 for 463 Bay Street.
- The existing building is within the mapped widening line for Bay Street by approximately 11 to 15 feet. The applicant stated there is no building enlargement or new development proposed; the building is being renovated to obtain a certificate of occupancy, which triggered the BSA application.

- The proposed use was described as Use Group 3 daycare/school. Members raised concerns about the absence of on-site parking, pickup/drop-off operations on Bay Street, existing DOB/ECB violations, and how any future street widening would be handled.
- Members also raised concerns about potential environmental conditions because the site had been used for dry-cleaning operations, and asked for verification/remediation if the building is used as a school or daycare.
- The applicant stated that the BSA filing was treated as a Type II action and that he would bring the Board's comments regarding drop-off and environmental concerns back to the architect and owner.

Committee Actions / Votes

Agenda Item	Motion / Second	Vote Result
St. Peter's Boys High School	Motion to approve by Peter Lisi; seconded by John Guzzo.	Approved unanimously: 16 Yes, 0 No, 0 Abstentions.
225 Howard Avenue	Motion to approve by John Guzzo; seconded by Phil Farinacci.	Approved unanimously: 16 Yes, 0 No, 0 Abstentions.
New Goodhue Center - Children's Aid	Motion to vote in favor by Lindy Peter Crescitelli; seconded by Tatiana Sabatelli.	Approved unanimously: 16 Yes, 0 No, 0 Abstentions.
23 Cedarcliff Road	Motion to approve by Peter Lisi; seconded by Phil Farinacci.	Approved unanimously: 16 Yes, 0 No, 0 Abstentions.
51 Cedarcliff Road	Motion to approve; seconded by Peter Lisi.	Approved unanimously: 16 Yes, 0 No, 0 Abstentions.
Tompkins Circle / Block 569, Lots 360-363	Motion to approve by Peter Lisi; seconded by Phil Farinacci.	Approved: 14 Yes, 2 No, 0 Abstentions.
463 Bay Street	Motion to approve by Peter Lisi; seconded by John Guzzo, with conditions/caveats noted below.	Approved: 11 Yes, 5 No, 0 Abstentions.

463 Bay Street Conditions / Caveats / Motions

- Any future Bay Street widening or related compliance issue affecting the building shall not place the financial responsibility on the community.
- The applicant/owner should provide an appropriate pickup and drop-off plan that keeps vehicles from blocking Bay Street traffic and protects pedestrian and vehicular safety.
- Environmental verification and any required mitigation/remediation should be addressed due to the prior dry-cleaning use before school/daycare occupancy.

Adjournment

There being no further business, a motion to adjourn was made at approximately 1:48:10 into the recording. Members thanked the Chair and staff, and the meeting concluded shortly thereafter.

Community Board 1 – Rosebank Area Meeting Minutes

Date: May 19th 2026

Meeting Opened: 6:45 PM

Chair John Guzzo opened the meeting and led the Pledge of Allegiance.

Liquor License Applications

1. 1189 Bay Street - Former “Jay’s on the Bay”

An application was presented for a new Mexican cantina at 1189 Bay Street, formerly known as Jay’s on the Bay. The applicants currently operate another location on Victory Boulevard and are requesting a full liquor license for this second establishment.

The proposed restaurant will include table seating and a 4-seat bar.

The application was approved with the following conditions:

- Closing time of 10:00 PM on weekdays
- Closing time of 12:00 AM on weekends

2. X0 Bar - 1072 Bay Street

X0 Bar submitted an application for a full liquor license for a Mexican restaurant. The establishment plans to operate Wednesday through Sunday.

The application was approved with the following conditions:

- Closing time of 10:00 PM on weekdays
- Closing time of 12:00 AM on weekends

3. Staten Island Hall - 172 Lynhurst Ave 2nd Floor

Staten Island Hall applied for a full liquor license for a private party rental venue. After revising the application twice with the committee, the application was approved with the condition that alcohol service must stop one hour before the conclusion of each event.

Adjournment

The meeting was adjourned at 7:32 PM.

Area Committee Meeting May 16, 2026

Silver Lake/Grymes Hill/Sunnyside/Westerleigh/Willowbrook

MINUTES

Meeting called to order at 6:30 pm by Chair Joseph Ahlstrom on ZOOM

Attendance:

Joe Ahlstrom – Chair

Andy Dorman – Sunny Jain – Mohan Radakrishna – Nick Siclari (Ex Chairman) – Ana Santiago

Reviewed approval of Wicked Monk bar/restaurant on Victory Blvd and reaffirmed the Community Boards stance on 2 AM closing which Wicked Monk agreed to. We wish them success in their venture.

Reviewed another application for restaurant serving alcohol “Favorite Son Pizzeria & Wine Bar” to be located on Victory Blvd near Jewett Avenue. Owner presented and fielded all questions regarding parking, closing and late night patron control. The Committee was satisfied and approved unanimously the request. We wish him success.

We are thankful for last year’s efforts to close Silver Lake Park Road for the weekends and look forward to the community once again enjoying walks, jogs and bike rides there in the summer.

The Committee is highly concerned regarding a proposed bus lane along Victory Blvd from Jersey Street to Silver Lake Road. Bus Lanes create a hardship to residents in the apartment buildings and private homes who were unable or can’t afford private parking. Bus Lanes in Commercial areas is understandable but in residential areas especially apartment buildings with no resident parking makes no sense. I would like the NYC DOT to address our concerns at a Full Board Meeting. We were going to have them at the June Area Committee Meeting but I have been informed they need more time to prepare. Hopefully we will have our concerns addressed in September if not sooner.

Lighting in Clove Lakes Park discussed and we congratulate the Dep’t of Parks on their fine job repaving the paths in Clove Lakes Park.

Several playground parks in our area discussed – PS 35 and Silver Lake ‘tot lot’ next to tennis courts

There will be no Area Committee meeting in June since DOT needs more time to prepare for our concern regarding Bus Lanes on Victory Blvd We will be having a joint meeting with parks regarding playgrounds. Forward any area concerns to Ana or myself.

Enjoy the summer

Chair Joseph Ahlstrom.

jahlstrom@sunymaritime.edu

STAPLETON / CLIFTON / CONCORD AREA COMMITTEE MEETING

DATE: 5/21/26

ATTENDANCE

Kelly Yim

Friday Ogbewe

Yoni Zefferino

Dorothy Brown

Arelis Alvarado

Alexandria Ruiz

Peter Lissi ----- Present by Phone

Meeting Convened: 6 : 40pm

1st Agenda: Liquor License Renewal ---- EL Patron 520 Bay St.

The Principal, Mr. Zefferino stated that he has no outstanding Violations with the 120th Precinct and that every past incidence occurred outside his restaurant. However, the Findings with the 120 Precinct

contradict Mr. Zefferino's narratives. Since we had a Quorum, the votes were taken to deny the Liquor license renewal; we had 2-Yes, and 1- No.

2nd Agenda: New Liquor License Application ----- 7 Mares 669 Bay St.

The Owner of this new restaurant was present and provides an explanation for the new business. The restaurant flyers were dropped for the public. Motion was made to approve and there were 3 – Yes and 0 – No.

Old Business

None

New Business

None

Meeting Adjourned: 7: 45pm

CB#1 Youth Committee Meeting

May 27th 2026 5:30pm via Zoom

Attendance:

Present:

Katheleen Coen
Radhakrishna Mohan
Joan Cusack
Anakristina Santiago
Agnes McBeth
Alexis Argentine

Absent:

Steven Williams
Anthony Scutari

Key Outcomes

Alexis Argentine, Chief of Juvenile Justice Unit at Richmond County DA, detailed severe prosecution barriers under New York's 2017 Raise the Age law that create inconsistent treatment of youth offenders and enable adult gang members to exploit younger teens. The DA's office has drafted comprehensive legislative reforms now awaiting state action.

Critical Issues Identified:

Inconsistent Age-Based Treatment

- 16-year-olds with gun possession cases automatically removed to family court unless firearm displayed within 6 days; 15-year-olds with identical charges within 1,000 feet of school remain in DA prosecution
- Creates perverse incentive where older gang members recruit younger teens as "holsters" knowing cases transfer to family court with lighter consequences

Information Blackout

- DA's office prohibited from accessing sealed family court records or disposition outcomes once cases removed
- Repeat offenders appear as "perpetual first offenders" across multiple arrests; prosecutors cannot reference prior cases even from personal knowledge
- No victim notification of case outcomes; witnesses reluctant to cooperate without knowing results

Undefined Legal Standards

- "Significant physical injury" undefined in statute; judges across 62 counties interpret differently
- Gunshot wounds ruled insufficient in some cases; medical records often unavailable within mandated 6-day review period
- "Extraordinary circumstances" motion requires showing crime is "one in 1,000" with no statutory definition—rarely granted

Accomplice Liability Gap

- Law requires defendant personally display weapon or cause injury; accomplices in same crime removed to family court
- Example: In gang assault, only teen who caused brain injury stays in youth part; others who participated removed despite identical intent

Staten Island Violence Data

Recent Incidents Involving Juveniles

- Oct 2022: Non-fatal shooting outside Tottenville High School, 14-year-old victim, perpetrators aged 14-17
- Feb 2023: Fatal shooting 71 Thompson Street, 17-year-old shooter, 15-year-old victim
- May 2023: Fatal stabbing 75 Hill Street by 14-year-old; fatal shooting outside IS49, 16-year-old shooter, 13-year-old victim
- Sept 2024: Loaded firearm brought into Curtis High School; non-fatal shooting outside McKee High School next day
- Nov 2024: 16-year-old shot 10+ times on York Avenue, multiple perpetrators

Trend Analysis

- Overall crime down citywide but juvenile/adolescent crime remains concerning
- Direct correlation between gun violence and youth violence; juveniles both offenders and victims
- Youth violence and gun possession rates increased since Raise the Age implementation

Proposed Legislative Reforms

DA's Office Recommendations

1. Firearm Prosecution Authority

- Allow prosecution of all firearm possession cases regardless of display requirement
- Close robbery loophole where armed robberies removed if weapon not visibly displayed

2. Record Access

- Grant youth part judges, prosecutors, and defense attorneys access to sealed family court records
- Enable consideration of prior offenses in current case evaluation

3. Accomplice Liability

- Permit use of accomplice theory to meet six-day review burden
- Allow prosecution of all co-defendants in violent crimes where they share mental culpability

4. Statutory Definitions

- Define "significant physical injury" and "extraordinary circumstances" to ensure consistent application across counties

5. Funding Release

- Unlock \$2 billion in appropriated Raise the Age funds (NYC received zero dollars to date)
- Redirect from housing costs to rehabilitation and prevention programming

Family Court Transfer Process

Automatic Removal Scenarios

- All nonviolent felonies by 16-17 year-olds presumptively removed to family court
- Violent felonies removed unless DA proves within 6 calendar days: deadly weapon display, Article 130 sex offense, or significant injury to non-participant

Post-Removal Gap

- Youth receives no services during probation adjustment interview period—no monitoring, no programming
- Probation decides adjustment eligibility; if adjusted successfully, case sealed with no judicial oversight
- If referred to Corporation Counsel, witnesses' information publicly disclosed in petitions—no protective order option unlike DA cases

Witness Protection Limitations

- Corporation Counsel cannot file protective orders or withhold complainant information in family court petitions
- DA's office can use "witness known to grand jury" designation and obtain judicial protective orders in youth part cases
- Lack of confidentiality deters witness cooperation, especially in gang-related cases

Legislative Advocacy Status

Outreach Completed

- January 2025: Legislative breakfast with all Staten Island elected officials, governor's office representative, mayor's office representative
- District Attorneys Association of New York drafted statewide reform legislation
- RCDA submitted office-specific proposed changes to state legislators

Current Status

- Reforms not included in most recent state budget
- Ongoing conversations with governor's office and local legislators
- Community Board 1 exploring additional advocacy with state assembly members

Radhakrishna Mohan's Role

- Co-chair of Community Board 1 Youth Services Committee with Kate Cohen
- Manages meeting technology and recording
- Committed to engaging state legislators on reform urgency; plans to raise issue at future legislative meetings

Action Items

- Radhakrishna Mohan: Contact state assembly representatives to discuss legislative reform priorities and gauge receptiveness to proposed changes
- Community Board 1: Continue providing forum for DA's office to present youth justice challenges to broader community
- RCDA: Maintain advocacy pressure on state legislators for Raise the Age reform package

Next Steps

Committee will monitor legislative progress and coordinate with DA's office on additional community education opportunities regarding youth prosecution barriers.

CB#1 Transportation Meeting

Chair - Catherine Schiavone

May 28th 2026 6:30pm via Zoom

Attendance:

Christopher Campbell CB1 (Host)	Tirso Tavaréz - DDC IGA	Rucha Mandlik, QRP
Kate Coen	Brett Levy	Rezwan
David Northmore (NYC DOT)	Elizabeth Franz	Carlos Mario Rodriguez
Jung Witt - DDC	DDC Jia Chen	Mario
Ana Santiago	Jeffrey Meyers	Lillian Lagazzo
Victoria Carstensen	Christine DeHart	Javed Alam
Sunil Rajani	DDC Ying Jian Chen	Joan Cusack
Radhakrishna Mohan	Lingran Meng	

HWR 700:

The Richmond Terrace–Bay Street Area Safety Improvements is a NYC Department of Design and Construction (DDC) project sponsored by NYC DOT that will redesign streets and sidewalks in the vicinity of the St. George Ferry Terminal to make walking, biking, and transit access safer and more comfortable while adding new street trees, widened sidewalks, benches, planters, and bike racks to create a greener, more welcoming corridor.

Forest Av, South Av SIP 12910:

The NYC Department of Transportation will implement traffic safety improvements to Forest Ave and South Ave in the Arlington neighborhood. Traffic calming measures will increase safety for all users along Forest Ave from Goethals Rd N to South Ave. New bike lanes will connect existing routes on Netherland Ave and Goethals Rd N. Pedestrian island improvements will target an intersection with high number pedestrian injuries and fatalities. Combined, the project will create a safer corridor for all street users and expand transportation options for the community.

7:18pm adjourned

Waterfront Meeting Minutes May 26, 2026

Start: 1832

Presenter: Captain John Garvey Chief Operating Officer (COO) Staten Island Ferry, Staten Island DOT Deputy Commissioner Victoria Carstensen, Chief of Staff Erica DeCrescenzo

Board Members: Captain Ahlstrom, Linda Juarbe, Josh Renta, Lillian Lagazzo, Peter Lisi, Christopher Campbell, Katherine Coen, Timothy Forsythe, Anthony Consentino

Non-Board Members:

RV Augusty

Guests:

Linda Dianto, Mike Matteo (SI Advance), Tamer Mahmoud, Rose Useianowski, Mary Habstritt

Topics:

1. Concessions in terminal: EDC is handling terminal concessions for DOT. 5 stores in St George 5 stores in Whitehall. St George 3 of 5 spots are filled. Dunkin Donuts (au bon pain), Renaissance Institute/school adult/young adult school for trades, Bronx Brewhouse Deli possibly taking over in Whitehall and St. George(old waterfront deli). Ollis, Day have Dunkin, Molinari in progress. Other boats to come.
2. Sandy Ground going on sea trials in the next few weeks
3. Passenger count increased slightly with congestion pricing. Will need more time to review passenger count after several months of analysis.
4. Will 30-minute service continue overnight? Currently yes but if budget cuts were to occur it could happen due to very high costs. This can only be changed by the city council.
5. New construction? There are plans. City Island Cosgrove first hybrid electric ferry, very early stages to replace Austen, Noble and Newhouse.
6. Brooklyn Ferry feasibility study- currently there is ongoing discussion regarding this using simulation in Maryland at MITAGS. This simulation would mimic our regular ferry runs along with NYC Ferry, Sandy Hook, Moran pilots and other harbor traffic. Staten Island Ferry is looking into this and will be reported to the full community board at a later time. This service would run out of St. George Empire Outlets to 69th Street Brooklyn.
7. New DOT Dock builder facility -no vessels at this location. Only barges at this pier in Stapleton.
8. Borough President office handles the welcome office in ST. George terminal. Will need to contact his office to restore this.
9. EDC says bank atms in terminal will disappear due to lack of income and use of the atms. RFP might go out for new vendor.
10. Ferry DOT looking into curb cuts for folks with disabilities on the lower levels of both terminals.

11. Why was slip 1 apron down so long? Dot insisted on American made wire for the aprons which was very difficult to find. DOT has found a supplier and will be ordering more for future preventative maintenance and emergency repairs. Slip 1 is now fully operational.

12. Terminal ferry updates? Staten Island Ferry has looked into getting updates for both terminals. They are looking at new PA systems with automated announcements letting you know the vessel, departure/arrival time and delay updates.

13. Cleanliness of St. George ramp access to terminal? MTA is responsible for ramps.

14. Cleanliness of elevator upper and lower-level St George? (fecal matter, etc.) Captain Garvey said it will be addressed.

15. Black ice on Empire Outlet side. DOT will investigate it and address if it falls under DOT property.

16. Survey updates for passengers. SI Ferry will be posting QR codes for passenger surveys in the upcoming months.

17. Bay Street Landing emergency access priority? This will be reviewed by the DOT as per the Deputy Commissioner.

18. Operation Tourism – Peter Lisi discussed how do we increase tourism for S.I. asked for DOT to be onboard in future discussions which they stated will be more than happy to.

19. Passenger code of conduct? Sleeping on seats, loud music, etc. crews may politely ask but will request NYPD assistance. Crews will not create confrontation.

20. DOT looking into Citi bike discounts for Staten Island residents.

21. Would like to have USCG Sector NY presentation as to the scope of their responsibilities pertaining to NY Harbor and primarily Staten Island Shores. Would also like to explore feasibility of having USCG rescue helicopters closer to our harbor. Currently the closest helicopters are in Boston and Atlantic City.

End: 1950

Link to View Waterfront Presentation:

<https://drive.google.com/file/d/1ySrf6QLfSh0UubFFbIKvgyP-lkes3dy0/view?usp=sharing>

What's Happening Here?

Install Pedestrian Islands

Slower, Safer Turns

Forest Ave. (Harbor Plz., Harbor Rd., and Richmond Ave.)
Vision Zero Safety Improvements

Safer, Shorter Pedestrian
Crossings

Add Pedestrian Crossings

NYC DOT will implement safety improvements for all users on Forest Ave. in Staten Island:

- Add a concrete pedestrian island on Forest Ave. at Harbor Plz. to shorten crossing distances, slow vehicle turns, and improve visibility
- Add a new signalized crosswalk at Harbor Rd. to expand the pedestrian network
- Add a concrete median tip on Richmond Ave. to shorten crossing distances, slow vehicle turns, and improve visibility
- Upgrade pedestrian ramps at Harbor Plz. to meet ADA standards

Implementation begins Summer 2026



For additional information about this project, contact the NYC DOT Staten Island Borough Commissioner's Office at 212-839-2400 or visit our website: nyc.gov/dot
To sign up for NYC DOT updates, visit nyc.gov/dotnews

VISION
ZERO
Building a
Safer City



NYC
311



Staten Island

MOTORCYCLE PRACTICE TIME

Come practice your motorcycling skills with fellow NYC riders.

**Saturday, June 13, 2026
10am to 2pm**

(Rain Date: Sunday, June 14, 2026, 10am-2pm, Lot #4)

South Beach
Father Capodanno Blvd & Hunter Ave,
Parking Lot #8
Staten Island, NY



NYCHA RESIDENTS!

DO YOU NEED HELP WITH:

- ✓ REPAIRS OR WORK ORDERS
- ✓ SAFETY IMPROVEMENTS
- ✓ MANAGEMENT CONCERNS
- ✓ OR ANYTHING ELSE?



FILL OUT THIS FORM FOR ASSISTANCE FROM OUR OFFICE:

bit.ly/nychajss



**QUESTIONS?
CONTACT US AT:**

📞 718-727-9406 (STATEN ISLAND)

📞 718-484-3216 (BROOKLYN)

✉️ SPANTON@NYSENATE.GOV



New York State Senator
Jessica Scarcella-Spanton
Senate District 23

BOWLING SOCIAL



FOR THE BLIND AND
VISUALLY IMPAIRED COMMUNITY
ON STATEN ISLAND

THIS EVENT INCLUDES:



**2 HOURS
OF BOWLING**



**2 SLICES
OF PIZZA**



**SODA
FOR ALL
PARTICIPANTS**

Guide rails will be set up for use



DATE:
MONDAY JUNE 22ND 2026



TIME:
1 PM



LOCATION:
RAB'S COUNTRY LANES

1600 Hylan Blvd,
Staten Island, NY 10305

THIS EVENT IS SPONSORED BY
THE STATEN ISLAND CENTER OF LIGHT

NO COST
FOR THE BLIND AND
VISUALLY IMPAIRED
COMMUNITY
ON STATEN ISLAND

SCAN TO REGISTER!



COME FOR THE FUN. STAY FOR THE COMMUNITY.

**Staten Island Community Board #1
Treasurer's Report – Sunny Jain**

Fiscal Year 2026 – Totals as of 6/09/2026

Object Code	Category	Allocated	Balance
100	Supplies	\$3,345.00	\$1025.06
101	Printing Expense	\$200.00	\$0.00
110	Food & Forage	\$1,150.00	\$0
117	Postage	\$200.00	\$0.00
199	Data Processing Supplies	\$0.00	\$0.00
300	General Equipment	\$0.00	\$0.00
314	Office Furniture	\$140.00	\$140.00
315	Office Equipment	\$544.00	\$0.00
332	Data Processing Equipment	\$0.00	\$0.00
337	Book Subscriptions	\$450.00	\$236.00
400	Contractual Services	\$1,209.92	\$1,209.92
40B	Communication (OTI Paid)	(\$3,500.00)	(\$3,500.00)
403	Office Services	\$250.00	\$0.00
412	Equipment Rental	\$3,670.00	\$224.10
451	Carfare	\$0.00	\$0.00
452	Special Events	\$0.00	\$0.00
622	Contractor	\$0.00	\$0.00
700	Chase Imprest Fund	(\$0)	(\$0)

Total Allocated: \$11,208.92

Total Remaining Balance: \$2695.08

Notes:

Funds listed under Communication (40B) are paid directly by OTI and are not part of CB1 discretionary spending.

Chase Imprest Fund (700) is used solely for Imprest check purposes and does not reflect operational spending.



Staten Island – COMMUNITY BOARD #1

1 Edgewater Plaza, Staten Island, NY 10305 | 718-981-6900 | nyc.gov/sicb1

Chair: Nicholas Siclari District Manager: Joan Cusack

JUNE 2026 CALENDAR (Updated 6/11/2026)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Land Use Meeting 6:00 PM Chair: George Turner	3	4	5	6
1st Week: Land Use						
7	8	9 Full Board Meeting 5:30 PM Chair: Nicholas Siclari *See Next Page for Venue Update*	10	11	12	13
2nd Week: Full Board						
14	15	16 New Brighton/ St. George/ Tompkinsville – 6:30 PM Chair: Claudette Duff Joint: Rosebank/Shore Acres & Silver Lake/Sunnyside/ Grymes Hill/Westerleigh/ Willowbrook w/ Parks – 6:30 Chairs: John Guzzo & Joseph Ahlstrom Mariner’s Harbor/Port Richmond/ Elm Park/ Stapleton – 7:00 PM Co-Chairs: Selina Grey & Dora Berksteiner	17 West Brighton /Randall Manor – 6:00 PM Chair: Kathleen Coen	18 Stapleton/Clifton /Concord Area Committee 6:30 PM Chair: Peter Lisi	19 	20
3rd Week: Area Committees 						
21  	22 Cultural Affairs 6:30 PM Chair: Anthony Sgarlato	23 Waterfront Committee 6:30 PM Chair: Joseph Ahlstrom	24 Youth Committee 5:30 PM Co-Chairs: Kathleen Coen & Mohan Radhakrishna	25 Transportation Committee 6:30 PM Chair: Catherine Schiavone	26	27
28	29	30				



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Chair: Nicholas Siclari District Manager: Joan Cusack

June 2026 CALENDAR Agenda's

Land Use - Chair George Turner: June 2nd via Teams 6:00pm –

Agenda to Follow

Full Board Meeting: June 9th 5:30pm In Person – Chair Nicholas Siclari: *Location & Time Change for June*

“On Your Mark” 129 Clinton Ave 10301; 5:30pm

- **Purposed Shelter in Port Richmond**
- **Executive Board Member Elections**
- **Full Board Voting on the Following Land Use Projects:**
 - St. Peter's High School – 200 Clinton Avenue
Proposal to add classrooms and other school-related features.
 - New Goodhue Center – 314 Lafayette Avenue
Proposal for a new community facility.
 - 23 & 51 Cedarcliff Road
Upgrades and improvements to existing residences.
 - Tompkins Circle (Block 569, Lots 360–363)
A private applicant is seeking CPC Zoning Certifications and Authorizations to facilitate the development of two three-story, two-family residences.
 - 225 Howard Avenue
Proposal for the construction of a new detached single-family home, swimming pool, and basketball court.
 - 463 Bay Street – BSA Application

New Brighton/St. George/Tompkinsville - Chair Claudette Duff: June 16th via Zoom 6:30pm - Canceled

Triple joint Meeting:

Rosebank/Shore Acres & Silver Lake/Sunnyside/Grymes Hill/Westerleigh/Willowbrook with Parks - Chairs John Guzzo and Joseph Ahlstrom: June 16th 6:30 PM Board Office, 1 Edgewater Plaza, Room 217

- Revisiting Kaltenmeier & Terrace Playground Improvement Projects

Mariner's Harbor/ Port Richmond/ Elm Park/ Arlington - Co-Chairs: Selina Grey & Dora Berksteiner: May 19th 7:00 PM via Teams – Canceled

-

West Brighton/Randall Manor – Chair Kathleen Coen: June 17th 6:00pm via Zoom

- DSNY - Commercial Waste Zoning
- Jessica Vodoor, the CEO of Snug Harbor will be presenting on construction at Snug Harbor and the resulting impacts on traffic.

Stapleton/Clifton/Concord - Chair Peter Lisi: **June 18th 6:30pm Hybrid - In person/Zoom & Stapleton Library 132 Canal Street**

- Agenda Pending

Cultural Affairs Committee – Chair Anthony Sgarlato: - **Canceled**

Waterfront Committee – Chair Joseph Ahlstrom: **June 23rd via Zoom**

- EDC Presentation

Youth Committee - Chair Kathleen Coen: **June 24th - Canceled**

Transportation Committee – Chair Catherine Schiavone: **June 25th 6:30pm via Zoom**

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