

**COMMUNITY BOARD #1 AGENDA – MAY 8, 2018 -7:30 P.M.**  
**ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.**

**SESSION OPENING**

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

**OFFICERS' REPORTS**

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewele
- Treasurer, Larry Beslow
- Secretary, Anjail Ameen Rice
- Chairman, Nicholas Siclari
- District Manager, Joseph Carroll

**FUNCTIONAL COMMITTEE REPORTS**

- Land Use, Vincent Accornero
- Transportation, Nicholas Zvegintzov
- Health/Human Services, Catherine Paradiso
- Waterfront, Ole Olsen
- Public Services, Sunny Jain
- Youth Services, Kelly Vilar
- Rules & Legislative Affairs, Christopher Rooney
- Budget & Finance, Anthony Cosentino

**AD HOC COMMITTEE**

- Cultural Affairs, Pearl Minsky
- Veterans, Bob Zion
- Labor, Victoria Gillen/Anthony Scutari
- Parks & Recreation, Megan Delmar
- Civic – Victoria Gillen

**AREA COMMITTEE REPORTS**

- Mariners Harbor/Port Richmond, John McBeth
- Clifton/Concord/Stapleton, Larry Beslow
- West Brighton/St. George, Loretta Cauldwell
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Camille Zarrelli/Timothy Forsyth
- Rosebank/Ft. Wadsworth, John Guzzo

Secretary Anjail Ameen-Rice will take nominations from the floor to run for a position on the Executive Committee. THIS WILL BE THE LAST MEETING TO NOMINATE A MEMBER FROM THE FLOOR FOR AN EXECUTIVE COMMITTEE POSITION.

Old Business  
New Business  
Adjournment

If you are unable to attend the meeting please call or e-mail Anjail Ameen-Rice or the Board Office **prior** to the meeting 1-718-981-6900 [lcrosby@cb.nyc.gov](mailto:lcrosby@cb.nyc.gov).



**MOTIONS TO BE PRESENTED AT THE MAY 8, 2018  
FULL BOARD MEETING**

**LAND USE MOTIONS**

NYC Planning Application No C 160401 ZMR - 5 Bement Avenue for an amendment to the zoning map creating a C2-2 overlay over and existing R3-1.

Motion made to approve with the condition that the line be adjusted and follows the existing tax lot of the adjoining residential property. Roll call vote taken, vote passed Land Use Committee unanimously.

Board of Standards & Appeals Application No. 2017-48-A 36 Hardy Street – mosque and school partially within the bed of a mapped street.

Motion made and seconded to approved as submitted. Roll call vote taken. Vote passed Land Use Committee unanimously.

**TRANSPORTATION COMMITTEE MOTION**

"That a letter of support for Councilman Ydanis Rodriguez's Int. No. 857, 'A Local Law to amend the administrative code of the city of New York, in relation to the creation of a citywide residential parking permit system', should be sent to Rodriguez and to the SI Councilmembers Rose, Matteo, and Borelli."



**LAND USE PUBLIC HEARING – MAY 1, 2018 – 8:00 P.M. – BOARD OFFICE**

**MEMBERS**

Vincent Accornero, Chairman  
Christopher Rooney, Co-Chairman  
Larry Beslow, Excused  
Anthony Cosentino  
George Doyle  
Friday Ogbewele, Excused  
George Turner, Excused  
Camille Zarrelli  
Ole Olsen, Excused  
Phillip Farnucci, - Non Board Member

**GUESTS**

Len Garcia-Duran, Executive Director SI City Planning  
Daniel Vierra, NYC Department of City Planning  
Jorge Venturra, NYC Department of City Planning  
Hannah Peters, NYC Department of City Planning  
Monika Jain, NYC Department of City Planning  
Todd Dale, Rep. 5 Bement Avenue  
Akeeb Shekon, Askon Architects, 36 Hardy Street  
Kura Dashe, Oxford Place Resident

**OFFICE STAFF**

Joseph Carroll, District Manager  
Lisa Crosby, Community Coordinator

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Chairman Vincent Accornero called the meeting to order at 8:05 P.M.

The following presentations were made for informational purposes only by representatives from the SI Department of City Planning,

Ms. Hannah Peters from the Department of City Planning gave an update power point presentation on the Special District Text Amendment. To read about the proposed text amendment:

<http://www1.nyc.gov/site/planning/plans/snad/snad.page>

Mr. Accornero mentioned that he would like City Planning to insure the Department of Buildings be at all future conversations and meetings.

Jorge Ventra from the Department of City Planning gave a presentation on an application that was the Board has just received for M1 Hotels Text Amendment. To read about the text amendment:

<http://www1.nyc.gov/site/planning/plans/m1-hotel-text/m1-hotel-text.page>

The M1 Hotels Text Amendment was certified and received in the CB#1 office a day ago. The committee will hold the Public Hearing at the June Land Use Committee Meeting.

NYC Planning Application No C 160401 ZMR - 5 Bement Avenue for an amendment to the zoning map **creating a C2-2 overlay over and existing R3-1.**

Mr. Todd Dale explained the application is to facilitate the development of a new one-story commercial (retail) building. The applicant proposes a 4,830 square foot building with accessory parking for 16 automobiles and a single, two-way curb cut on Richmond Terrace. The requested zoning map

amendment will facilitate the proposed development by permitting a commercial use, most like a Use Group 6 retail store.

Chairman Accornero mentioned the West Brighton/St. George Area Committee approved application.

Board of Standards & Appeals Application No. 2017-48-A 36 Hardy Street – mosque and school partially within the bed of a mapped street.

Mr. Akeeb Shekoni presented the application. The proposed development is requesting a waiver to allow development within the bed of a mapped but unbuilt portion of Waverly Place. The purpose is to combine the existing buildings into one big building by developing the open space between the buildings. The site currently is a Mosque and will remain as such.

Two City Planning Applications Nos. N 180234 ZAR and N 180252 ZAR have been submitted for 11 and 17 Haven Esplanade to build one –two family detached residences at each address in a Special Hillside Preservation District.

There was no representation for the application.

Mr. Accornero announced that the applicant, Mr. Steven Simicich asked to hold 1840 Richmond Terrace until the June Meeting which was on the agenda for tonight.

LAND USE PUBLIC HEARING CLOSED:

LAND USE COMMITTEE MEETING

The following motions were made, discussed and voted on as follows:

**Two City Planning Applications Nos. N 180234 ZAR and N 180252 ZAR have been submitted for 11 and 17 Haven Esplanade to build one –two family detached residences at each address in a Special Hillside Preservation District.**

**Motion made seconded and voted unanimously to table until the June board Meeting,**

**NYC Planning Application No C 160401 ZMR - 5 Bement Avenue for an amendment to the zoning map creating a C2-2 overlay over and existing R3-1.**

**Motion made to approve with the condition that the line be adjusted and follows the existing tax lot of the adjoining residential property. Roll call vote taken, vote passed unanimously.**

**Board of Standards & Appeals Application No. 2017-48-A 36 Hardy Street – mosque and school partially within the bed of a mapped street.**

**Motion made and seconded to approved as submitted. Roll call vote taken. Vote passed unanimously.**

**Meeting adjourned 9:45 P.M.**

## **Staten Island Community Board 1**

Transportation Committee  
Chair: Nicholas Zvegintzov

Report of May 8, 2018

### **1. No formal Transportation Committee meeting in April or May**

### **2. CB1 motion proposed by Transportation Committee**

"That a letter of support for Councilman Ydanis Rodriguez's Int. No. 857, 'A Local Law to amend the administrative code of the city of New York, in relation to the creation of a citywide residential parking permit system', should be sent to Rodriguez and to the SI Councilmembers Rose, Matteo, and Borelli."

The Bill is a simple measure to authorize the establishment of a citywide residential parking permit system, e.g., the authority to designate "local residents only" parking permits in neighborhoods as needed.

Argument: Out of region parkers is an endemic and increasing problem throughout our district due to, e.g., commuters, construction, destination events, tourists, etc.

### **3. Express Bus redesign**

The MTA's plan to speed up SI's express buses completed Open Houses in SI and a full city-wide public hearing in April.

The MTA proposes to make a presentation to the full board in June. By this time the actual schedules will presumably have been completed for the revised routes.

### **5. Dockless bike share in SI**

"12 companies submit plans for dockless bike share coming to Staten Island", in the *Advance* April 18. The *Advance's* Tom Wrobleski greeted this with "Dockless bike share: Litter waiting to happen? (commentary)" (April 20).

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Nicholas Zvegintzov, Chair



## Minutes of the CB #1 Youth Committee meeting

held Tuesday, May 1, 2018 at Brighton Heights Reformed Church 320 St. Marks Place at 7pm

In attendance: Kelly Vilar, Joanne Vitale, Sean Charles, Amoy Barnes, Kendall Spiller, Laura Cavalleri, Steven Williams, Gregory Zeidner, Candace Charles, Guillermo Gray, Troy McGhie, Neil Berry, Celeste Holmes, Ernest Paige

- Meeting opened
- Ms. Amoy Barnes, with the NYC Department of Education (DOE), and heading Staten Island's College Access For All program, spoke about this DOE initiative including support for those with IEPs.
- Mr. Kendall Spiller, Staten Island Borough Director, NYC Office of the Comptroller, briefed attendees on the comptroller's advocacy regarding matters that effect youth and families.
- Mr. Troy McGhie, representative of Councilmember Rose of the 49<sup>th</sup> District, updated attendees on the current participatory budgeting status and a recent public hearing regarding new Targee Street K-5 school in 2019.
- Announcement: There will be a Staten Island Town Hall meeting on Tuesday, May 15, 2018 to discuss the DOE's diversity initiative and provide participants the opportunity to share how our schools can best reflect our communities. The meeting will be held at 100 Essex Drive, Staten Island from 6:30pm – 8:30pm. Doors open at 6pm.
- Announcement: A workshop titled "There's No Such Thing As Regular Therapy" will take place on Thursday, May 17, 2018. Workshop will be presented by Ms. Laura McCarthy, LCSW. Presentation is designed to help parents: identify common child related emotional/behavioral challenges; explain the types of psychotherapy services; how to interview a potential practitioner; consider the value of medication in treatment; and partner with practitioner to ensure good outcomes for children. Event will run from 10am – 12pm at Parent to Parent NY, Inc. Institute for Basic Research, 1050 Forest Hill Road, Staten Island. RSVP is required by May 15<sup>th</sup> by calling 718-494-4872 or [SIPTP@aol.com](mailto:SIPTP@aol.com)
- No old or new business.
- Meeting was adjourned.



St. George/West Brighton Area Committee  
April 24, 2018  
Walker Park Tennis House  
50 Bard Avenue  
Staten Island, NY 10310

**Meeting Minutes**

Community Board Members Present

Loretta Cauldwell- Chair  
Chris Rooney  
Linda Eskenas  
Nicholas Zvegintzov  
Amy Poirier

Non Board Members

Andrew Dorman

Guests

Troy McGhie – Councilmember Debi Rose  
Rose Uscianowski - Transportation Alternatives  
Avi Gvili \_ Tu Tripico  
Roberto Ramirez – Tu Tipico  
Amir Alishahi – 5 Bement Ave  
Kevin Kohm – 5 Bement Avenue  
Todd Dave – 5 Bement Ave  
Peter Kohm  
Christopher Keag  
Brendan Keag

- Liquor Licenses  
**New:**  
Tu Tipico Dominciano Corp. – 1195 Castleton Ave – no issues - approved
- Land Use:  
Discussion of NYC Planning Application - 5 Bement Avenue for an amendment to the zoning map changing from an R3-1 district to a C2-2 District. Committee in favor.
- Community Announcement  
Rose Uscianowski of Transportation Alternatives invited everyone to the North Shore Greenway Summit on Saturday, May 5<sup>th</sup> at the Dutch Reformed Church of Staten Island, 54 Port Richmond Avenue.

There being no other business the meeting was adjourned.



**Area Meeting April 18, 2018 Wednesday**

**Silver Lake, Grymes Hills , Sunnyside, Westerleigh**

Attendance on file at Board Office

**Co - Chairs Timothy Forsyth Camille Zarrelli**

Meeting called to order 7:10 pm

1. The meeting opened welcoming the Boy Scout Troop #2 Immanuel Union Church for Citizenship Merit Badge
2. The Beer Garden Liquor License renewal was presented , discussed and the committee had no objections approved unanimously
3. The Legends Pub Liquor License renewal was presented, discussed and the committee had no objections and approved unanimously
4. 11 & 17 Haven Esplanade referred to Land Use Committee
5. Clove Lake Civic Association a member from the association suggested at the Intersection of Victory Bld. & Siler Lake Road, a right on red be placed. The Committee will refer to the Transportation Committee and DOT to re assess
6. No representation & no report from the Westerleigh Improvement Society
7. Welcomed the Cerebral Palsy Representation

Meeting adjourned 7:40 pm



**CB1 Local Area Committee**  
**Port Richmond, Elm Park, Arlington & Mariners Harbor**  
**April 17th, 2018 Minutes**

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**Attendees:**

**John McBeth: CB1, Local Area Committee Chair**

Vincent Accornero: CB1 (absent)	Victoria Gillen: CB1
Anjail Ameen-Rice: CB1	Pearl Minsky: CB1 (absent)
Telee Brown: CB1	Ali Mir Masum: CB1
Claudette Duff: CB1	George Sona: CB1
Bill Morris: Voting Non-Board Member	

Stephanie Shavuo: Representing CM Debi Rose. sshavuo@council.nyc.gov, 718.556.7370

Luke J. Nasta, Executive Director: Camelot of Staten Island, Inc. 718.981.8117

Doris Valentin, Director: Camelot Counseling, 718-981-8117

Susan Bernstein, Director Adolescent Residential Svcs: Camelot of SI Inc. sbernstein@camelotcounseling.com

Terrance Roche, Exec. Administrator, Camelot Family Foundation. troche@camelotcounseling.com

Joe Carroll: Community Board 1 District Manager, 718.981-6900

Peter Levine, Library Manager: NY Public Library, Pt. Richmond Branch, 718-442-5597

Community Members:

Maria Montuori	Denise Boyd	Tashima Flowers	Michael Morrell
Giacomo Montuori	Derek Williams	Jessica Delgado	Angela Tirone
Mario Buonvaggio	Robert Tirone		

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Meeting called to order at 7:00 pm.

**PRESENTATION**

At issue: Temporary out-patient counseling services at 1268 Forest Avenue, Westerleigh.

Luke Nasta, Executive Director, Camelot of Staten Island, Inc:

LN: The facility at 263 Port Richmond Avenue has been in place since 1973; Camelot received a grant from NY State in response to opioid epidemic to demolish and erect a new 35-bed residential treatment center, including out-patient counseling. Construction is going out to bid, projected completion will be in 2020. 1268 Forest Avenue is to be used for out-patient counseling, leased with a "quit claim" freeing Camelot from the lease as soon as construction is completed at Port Richmond site.

Q: can Camelot stay? Lease terms?

LN: There is a quit-claim. Camelot has "right of first refusal" if the owner decides to sell.

Q: so Camelot can stay there forever?

Q: no one was notified [neighborhood residents present litany of actual and potential grievances, ranging from lack of notification to un-monitored clients urinating on private property...]

LN: When we opened the Heberton Avenue residence we set up a 6-person Neighborhood Advisory Committee, which will hold monthly meetings...

Q: The Forest Avenue site is already open. We say people moving in beds...

LN: We have been open for one (1) month, serving about 60 people. No one lives there

Q: We had the right to be notified. We were denied the opportunity to give feedback...

LN: This is temporary...

Q: You have an option to buy. The letter said you'd be out by 2019, now you say 2020.

Q: Parking is inadequate.

Q: We already have the Salvation Army in the neighborhood, and homeless people...

Q: When is the Neighborhood Advisory Committee meeting? We should not have to wait a month to deal with issues...

LN: Not scheduled yet; I will make sure it is. If there are problems, 24/7 calls may be made to Susan Bernstein at 718.412.3170, or 718.816.6589...

CHAIR McBeth: Offered his phone number; urged residents to join the Committee

Q: [castigation of Community Board for allowing this to happen]

LN: We will not be handing out medications. There will be no overnight services. We will only use the facility for counseling; operating hours Monday-Thursday 8am to 10pm, Fridays 8am to 5pm, and Saturdays 9am to 1pm.

Q: Parking is a problem. Lighting is bad in lot. How to monitor the clients?

LN: We'll look into adding a light. We have cameras in place.

Q: You are leaving at the end of your lease?

LN: Yes.

Q: Do you support legalizing marijuana?

LN: No.

Q: Concerns about loitering, vandalism.

-presentation ended... segue to concerns about loitering and vandalism:

**LIQUOR LICENSES** –no new or renewal application

**DEMOLITION/NEW OR ALTERATION TYPE 1 BUILDING PERMIT NOTICES:**

834 Morrow St (demo) 1995 Forest Ave (Alt 1), 28 Lake (Demo-2), 2049 Richmond Terrace (Alt 1).  
No Comments.

Park Avenue day laborers are increasingly problematic; getting drunk and urinating where they will... 209 Park Avenue is an eyesore: Department of Buildings order to demolish expired, and must be reinstated.  
CHAIR: Will ask the Community Board for letter demanding Department of Buildings' expeditious treatment of demolition order. The site is a safety hazard.

Schedule pick-up of electronics by calling 311, or on-line: <http://www1.nyc.gov/assets/dsny/site/contact/e-waste-pickup-request>. A SAFE Disposal event is scheduled 4/28, 10a – 4p, at the Midland Beach Parking lot.

DOT needs to fully resurface local roads – plugging potholes is a waste of effort.  
CHAIR: invite DoT to next meeting.

Newly fenced lot on Morningstar (opposite 160 Morningstar) needs sidewalk.

Enforcement needed on Forest Avenue when school dismisses at IS 51.

OPEN REQUEST FOR CITY BUDGET REQUESTS (wish list) – please bring to next meeting, May 15<sup>th</sup>.

50 Veltman Avenue, Westerleigh- paving left a 4" pipe sticking out of the ground: hazardous; complaints have gone unanswered.

**Announcements:**

- 4/19: Occupy the Block begins for the 2018/19 year
- 5/5: Cinco de Mayo in Faber Park
- 5/5 Debi Rose. THRIVE NYC Mental Health First Aid training at St. John's University

Meeting ended at 9:03

**Next Meeting**

Tuesday, May 15<sup>th</sup>, 7pm, at 250 Park Avenue.

**COMMUNITY BOARD #1**  
**TREASURER'S REPORT – FY 2018**

**May 2018**

<b><u>CODE</u></b>	<b><u>ALLOCATED TO 6/30/18</u></b>	<b><u>USED TO DATE</u></b>	<b><u>BALANCE</u></b>
100 - Supplies	\$ 1,595.00	870.16	724.84
101 - Printing Expense	200.00	0	200.00
110 - Food & Forage	1,150.00	200.00	950.00
117 - Postage	200.00	0	200.00
199 - Data Processing Supplies	450.00	0	450.00
314 - Office Furniture	140.00	0	140.00
315 - Office Equipment	250.00	250.00	0
332 - Data Processing Equipment	294.00	200.00	94.00
337 - Books/Subscriptions	300.00	189.95	110.05
400 - Contractual Services	1,500.00	1,200.00	300.00
40B - Communication	3,013.00*	0	3,013.00*
403 - Office Services	150.00	0	150.00
412 - Equipment Rental	3,470.00*	1,222.94	2,247.06
451 - Carfare	800.00	540.22	259.78
452 – Special Event	350.00	350.00	0
700 - Chase Imprest Fund A/C	500.00	189.95	310.05
622 - Contractor	5,000.00	4,320.00	680.00
<b>TOTAL:</b>	<b>\$19,362.00</b>	<b>\$ 9,533.22</b>	<b>\$ 9,828.78</b>

Please Note: Each Code is transferable to other codes as long as the total allocation is the same.

Larry Beslow, CB1 Treasurer

\*Encumbered for FY 2018 Contracts

