

MOTIONS TO BE PRESENTED AT THE APRIL 12, 2022

Motion to approve the extension of a variance for 1050 Forest Avenue with the conditions that appointment scheduling be established. Boarding should not be allowed. Clients should be allowed inside the building by regulation. Provide two pet waste units along Forest Avenue. Should reduce the usable square footage on the deck to reduce the amount of clients on the deck. Have a contract with a cleaning company to maintain the exterior of the property.

Land Use Committee passed 10-0-0.

Motion to allow special permit for construction of a three-story medical facility at that 5 Little Clove Road. location.

Land Use Committee passed unanimously 11-0-0.

COMMUNITY BOARD #1 AGENDA – TUESDAY, APRIL 12, 2022
VIRTUAL MEETING -6:00 P.M.

SESSION OPENING

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

Congresswoman Nicole Malliotakis will address the Board

A presentation will be given by Gabriel Jamison, Center for NYC neighborhoods.

PUBLIC SESSION: Agnes McBeth, ADA Matthew Stupp, Frank Fontana Mario Buonviaggio, Rose Uscianowski

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Timothy Forsyth
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell
- Chairman, Nicholas Siclari
- Treasurer, Larry Beslow
- District Manager, Joseph Carroll

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Budget & Finance, Anthony Cosentino
- Transportation, Nicholas Zvegintzov

AREA COMMITTEE REPORTS

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

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 1-718-981-6900 lcrosby@cb.nyc.gov.

Treasurer's Report - FY 2022

April 2022

<u>CODE</u>	<u>ALLOCATED TO 6/30/21</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 Supplies	\$1,294.72	0	\$1,294.72
101 Printing Expense	200.00	0	200.00
110 Food & Forage	1,150.00	0	1,150.00
117 Postage	200.00	0	200.00
199 Data Process Suppl.	450.00	0	450.00
300 General Equip.	0	0	0
314 Office Furniture	140.00	0	140.00
315 Office Equipment	250.00	0	250.00
332 Data Process Equip.	294.00	0	294.00
337 Book Subscriptions	100.00	0	100.00
400 Contractual Svces.	1,500.00	0	1,500.00
40B Communication	3,013.00	0	3,013.00
403 Office Services	150.00	0	150.00
412 Equipment Rental	2,565.15	1,324.04	1,240.75
451 Carfare	0	0	0
452 Special Event	0	0	0
622 Contractor	1,000.00	340.00	660.00
700 Chase Imprest Fund	200.00	0	200.00
TOTAL:	\$12,506.87	\$1,664.04	\$10,842.83

PLEASE NOTE: EACH CODE IS TRANSFERABLE TO OTHER CODES AS LONG AS THE TOTAL ALLOCATION IS THE SAME.

LARRY BESLOW, CB1 TREASURER
CONTRACTS

*ENCUMBERED FOR FY2022

VIRTUAL LAND USE PUBLIC HEARING
WEDNESDAY, APRIL 6, 2022 - 6:30 P.M.

Members

Vincent Accornero
Larry Beslow
Loretta Cauldwell
Anthony Cosentino
George Doyle
John Guzzo
Friday Ogbewe
Olaf Olsen
Chris Rooney
Nicholas Siclari
George Turner
Camille Zarrelli
Steven Williams, Non LU Member

Guests

Elyse Foladore, Eric Palatnik's office
Becky Villa Delgado, Owner of Animal Hosp.
Philip Rampulla, 5 Little Clove Road
Adam Beckerman
Lillian Lagazzo
Viomo Emmanuel
Jason Price
Shellise Rogers
Everett Wattle
Jean
Deb McCole, 1040 Forest Ave.

Non-Board Land Use Members

Philip Faranacci
Sam Schiff, Computer Sam
Ernie Selitto

Office Staff

Lisa Crosby, Community Coordinator
Linda Maffeo, Community Associate

Land Use Chairman Vincent Accornero called the meeting to order at 6:30 P.M.

Agenda

Board of Standards & Appeals Application No. 348-75-BZ – Extension of variance that expires on April 3, 2022, to allow animal hospital at **1050 Forest Avenue**.

Elyse Foladore of Eric Palatnik's office spoke about 1050 Forest Avenue, the Animal Hospital. Becky Villa Delgado is here. She is the owner of the Animal Hospital at 1050 Forest Avenue between Manor Road and Raymond Place. It's been there since 1976 with the same layout. There is an open cellar with a small first floor plan. It has two exam rooms, x-rays, cages, etc. There is a place for someone to live on the 2nd floor, two bedroom, living room, dining room and kitchen.

We are asking for another 10 years to operate this location. This is not permitted in a residential district due to not for residential use. This cannot operate here as of right. We had to go to the BSA in 1976 to get this permitted. We have to come back every 10 years since we are in a R2 Zoning District.

Hours of operation are Monday through Thursday, 10:30 am to 7:30 pm. Tuesday, Thursday and Saturday, 10:30 am to 6:30 pm. It's closed on Wednesday and Sundays. The area is 3,122.24 square feet.

Mr. Vincent Accornero said it's an existing variant for noncompliant use in the R2 Residential Zone.

Mr. George Doyle asked when the variant is up on it? It's April 3rd, 2022. It was filed about a month ago.

Mr. Chris Rooney said he uses the Vet and it's an excellent facility at a reasonable price.

Ms. Deb McCole of 1040 Forest Avenue, which is next to a house that is next to the Animal Hospital. She is not happy with the Animal Hospital. She has several complaints about the hospital. The interior is a mess. They built a giant deck outside for people to wait due to the fact there are no appointments given. The dogs are barking, cars are idling while waiting to be seen and the dogs are doing their business on the sidewalk and it's not being picked up. There is no parking anywhere. Cars are parked in front of a fire hydrant.

Ms. Becky Villa Delgado, the owners' wife said she will take what is said into consideration. She said they don't have control over the parking or the dogs barking.

Vincent Accornero told Becky Villa Delgado that the board can voice certain conditions to the BSA. Are there certain concessions the Animal Hospital can make to address the issues regarding the neighbors? Make appointment times and allowing the people inside since the Covid restrictions are relaxed.

Ms. Zarrelli asked about the rodent issue? Deb McCole said the feed isn't managed correctly while boarding dogs and she hasn't seen a rat in a while. The owner said they don't board dogs anymore.

Deb McCole said the deck was expanded while the owner said it is the same size as always.

Mr. Beslow asked if complaints were made to the police and fire department and sanitation? She said yes but not to the police department.

Mr. Cosentino asked about a health agency that inspects the hospital? He would like to know the results of the last inspection and if there are violations? The owner said there are no violations.

Mr. Olsen asked if the homeowner ever communicated to the owner via email or phone? Deb McCole said she has communicated with them in person.

There was a lot of talk back and forth between the homeowner making the complaint and the Land Use Committee.

Mr. Accornero said to the homeowner she has valid concerns. We can see if we can come up with some balance. When you get to BSA to testify, other neighbors should voice their complaints also. Vincent Accornero asked the owner to think about the complaints she heard and try to solve some of these issues.

Before the motion, there was a discussion with Camille Zarrelli, George Doyle and Chris Rooney about the deck size. John Guzzo said appointments are not always feasible but they should be put on notice to clean up their act with dog feces, etc. Camille Zarrelli agreed with asking people to clean up after their dogs. Olaf Olsen said it's up to the owner of the home two doors down to clean up her area for the community. She can power wash the area. Phil Farinacci said you can't expect the employees to clean up outside. They would quit. Anthony Consentino said the Law requires that a business owner keeps their sidewalk and 13 inches into the street clean. Maybe a sign that says, It's the Law to clean up after your pet. Olaf Olsen said limit the amount of people that can wait on the deck by the owner. Chris Rooney said the last time he was there they did allow 6-8 people inside the building.

Board of Standards & Appeals Application for proposed demolition of existing building and constructing new Ambulatory Diagnostic Care Facility that is three (3) stories in height and contains 6,591 square feet of floor area at **5 Little Clove Road**.

Mr. Phil Rampulla, along with Mr. Peter Rampulla who recently joined the firm and has been working with me for approximately 2 years and 6 months. Philip Rampulla spoke to the Land Use Committee about 5 Little Clove Road. It's an existing doctors office occupied by Dr. Parikh and Dr. Palmer. At the intersection of Clove Road and Little Clove Road. Along side Narrows Road North and Tioga Street and Howard Avenue. The Staten Island Expressway with the Clove Road overpass is nearby. On the corner is Miggy's Shopping Center.

Presently, the doctor occupies 4,000 square feet. There is an existing curb cut along Little Clove Road. The proposal is to take the building down for a few reasons. It's not a framed construction, not handicapped accessible, and we want additional parking on site.

As of right, the area is limited to have a doctors office at 1,500 square feet with the parking behind it. If you want to go up to 10,000 square feet you have to go to the BSA. That's why we are here. We want a special permit which is not a zoning variant. What we want is the building above the ground with parking underneath for 16 parking spaces. The first floor level which is the lobby with elevator and stairs is enclosed at about 350 square feet. When you come out of the elevator you will be on the main level which will be the waiting room, with the nurses station. The doctors would do endoscopies and colonoscopies with a digestive liver specialty for liver disease. There are two procedure rooms. It would be an appointment only basis. Each procedure takes approximately 45 minutes to an hour. After the procedure they go into a recovery area where they are monitored. Bathrooms, sterilization rooms, etc. are also part of the area. The next floor would be administrative office space for record keeping, billing, appointments, etc. It has a flat roof and we are required to put in solar panels.

Mr. Accornero asked about the traffic patterns. The egress is 22 feet at one section but the other section is 25 feet for cars to come and go.

Ms. Zarrelli said that parking lot is very tight. Can you explain how this will work? Phil Rampulla said they are going from 8 parking spaces to 16 parking spaces. There will be a stop sign as you come out. We have 16 feet of a double aisle for cars. Camille asked if the doctors will bring on more physicians? Philip Rampulla said he understands the Dr. Palmer maybe retiring soon so Dr. Parikh will probably have someone in to replace him but the office is designed for two doctors.

Mr. Accornero asked what precludes them from taking the third floor administrative space and making additional procedure rooms? Philip Rampulla said the Department of Health and they are regularly inspecting. They would be restricted based on the special permit.

Mr. Guzzo asked if the third floor is going to overshadow the other house? Have the adjacent property owners been notified of the building? Philip Rampulla said there will not be a shadow until sometime in the afternoon. He said he is required to notify the homeowners by mail.

Mr. Doyle asked where the ambulance will load and unload patients? He also was concerned about Little Clove Road being a very busy street. Where will demolition take place? Philip Rampulla said both demolition and construction will take place within the confines of the building. If they want to block Little Clove Road they would have to get a permit from DOT and I'm sure their radar would go up. This would be done by hand. They would not allow mechanics. The first floor can be done with a backhoe piece by piece. For construction there is enough room to stage themselves.

Mr. Accornero asked if anyone from the public would like to voice any opinions? There were none.

Mr. Selitto answered John Guzzo's question that nobody as of yet was notified. Vincent Accornero said they have to be notified before it goes to the BSA hearing. It is not necessary prior to our meeting. We are in the Staten Island Advance on Sunday, the City Record and Facebook. We are trying to think of other ways of notifying the public. There is a 400 foot radius of residents that will be notified by the applicant prior to the BSA hearing.

Mr. Olsen asked since it's going to be three stories, what kind of lighting will there be on the North and West sides? Any EV charging? Philip Rampulla said they are planning on lighting in the ceiling of the parking garage. The height is 7 feet, 6 inches. We are not proposing any light poles or stands. We will have a soft white hue around the building. This building will not have any kind of cell power component. No-one has approached us about EV charging.

Mr. Accornero asked if there was any Green Certification. Philip Rampulla said it's already required. We are required to but either Solar on the roof. We don't have any trees blocking the sun.

Shelise Rogers asked about traffic on Clove Road with express buses, etc. There is a similar type of office building a block away which has office space for rent due to the Pandemic. Philip Rampulla said there will be no space in this building. It's just for the two doctors. As far as

construction, it will take place within the confines of the lot. There is no standing anytime on Clove Road.

Ms. Crosby noted that the resident complaining about 1050 Forest Avenue Animal Hospital did send only one email back in July 2020 to Joseph Carroll.

Before the motion, Mr. Doyle said he has a problem with the traffic in the area. Little Clove Road cannot be blocked for traffic. Phil Farsaid DOT would never let them block that street.

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Roll call vote taken, vote passed 10-0-0.

Motion to allow special permit for construction of a three-story medical facility at that 5 Little Clove Road. location.

Roll call vote taken, vote passed unanimously 11-0-0.

Meeting adjourned