

**MOTION TO BE PRESENTED AT THE FEBRUARY 15, 2017 FULL BOARD MEETING**

Motion to approve the Van Duzer Street Corridor Transportation Improvements which was presented and approved by the Stapleton Area Committee by a vote of 8-0-1.

Motion to approve to send the response letter to the Mayor on the Mayor's response to the FY '2018 budget.

**COMMUNITY BOARD #1 AGENDA WEDNESDAY-FEBRUARY 15, 2017-7:30 P.M.**  
**ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.**

**SESSION OPENING**

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

Staten Island Parks & Recreation Commissioner Lynda Ricciardone will give a presentation.

A representative from Parks & Recreation will give a presentation on Cromwell Center. Staten Island Department of Transportation Commissioner Thomas Cocola will give a brief presentation on the Van Duzer Street Corridor Transportation Improvement Proposal.

A Certificates of Recognition will be given to Mary Georgio, On Your Mark.

- Public Session

**OFFICERS' REPORTS**

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewe
- 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, Loretta Cauldwell
- Public Services, Sunny Jain
- Youth Services, Kelly Vilar
- Rules & Legislative Affairs, Christopher Bradford Greene
- Budget & Finance, Anthony Cosentino

**AD HOC COMMITTEE**

- Labor, Jeffrey Mohlenbrok
- Parks & Recreation, Megan Delmar
- Civic – Victoria Gillen
- Cultural Affairs, Pearl Minsky

**AREA COMMITTEE REPORTS**

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

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).

COMMUNITY BOARD NO. 1  
TREASURER'S REPORT – FY'17

February 2017

| <u>CODE</u>                      | <u>ALLOCATED TO 06/30/16</u> | <u>USED TO DATE</u> | <u>BALANCE</u> |
|----------------------------------|------------------------------|---------------------|----------------|
| 100 – Supplies                   | \$ 1,595.00                  | \$ 1,285.46         | \$ 309.54      |
| 101 - Printing Expense           | 200.00                       | 0                   | 200.00         |
| 110 - Food & Forage              | 1,150.00                     | 1,045.00            | 105.00         |
| 117 Postage                      | 200.00                       | 0                   | 200.00         |
| 199 - Data Processing Supplies   | 450.00                       | 0                   | 450.00         |
| 314 - Office Furniture           | 10,140.00                    | 8,340.30            | 1,799.70       |
| 315 - Office Equipment           | 850.00                       | 830.80              | 19.20          |
| 332 Data Processing<br>Equipment | 294.00                       | 0                   | 294.00         |
| 337 - Books/Subscriptions        | 100.00                       | 89.95               | 10.05          |
| 400 - Contractual Services       | 2,000.00*                    | 800.00*             | 1,200.00       |
| 40B – Communication              | 3,013.00*                    | 0*                  | 3,013.00       |
| 403 – Office Services            | 150.00                       | 56.56               | 93.44          |
| 412 - Equipment Rental           | 3,470.00*                    | 915.02*             | 2,554.98       |
| 451 – Carfare                    | 1,800.00                     | 1,449.40            | 350.60         |
| 700 - Chase Imprest Fund A/C     | 700.00                       | 0                   | 700.00         |
| 622 – Contractor                 | 5,000.00                     | 1,760.00            | 3,240.00       |
| TOTAL:                           | \$31,112.00                  | \$ 16,572.49        | \$ 14,539.51   |

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

Larry Beslow, CB1 Treasurer

\*Encumbered for FY'17 Contracts

16 February 2017

Honorable Bill de Blasio, Mayor  
City of New York  
City Hall  
New York, New York 10007

Re: Fiscal Year 2018 Budget Response

Dear Mayor de Blasio:

Community Board 1 would first like to thank you for providing capital funding to improve our neighborhood parks and for providing asphalt to pave our streets and for working with Deputy Majority Leader Rose and Commissioner Garcia to provide the wherewithal to move the District 1 garage from a residential community into a location better suited to that kind of facility.

Community Board #1 represents Staten Island's North Shore and has been a tireless advocate for improving the quality of life of our residents, increasing affordable housing, improving senior services, expanding youth services, adding needed school seats, improving the transportation system and mass transit system, and developing our waterfront.

More than 15 years ago, we asked that the New York City Economic Development Corporation locate the National Lighthouse Museum at the former Coast Guard Base adjacent to the Ferry Terminal. Years later, we supported the additional development of the site by Triangle Equities.

We requested and supported the release of the RFP for the former Homeport which is now being developed by Iron State Development Corporation.

We supported the release of the Stapleton Municipal Parking Lot to be developed as The Rail, a multi-story, residential building with a retail base.

We supported the St. George rezoning to allow both the construction of our newly completed courthouses along with new mixed use development that will bring new life to St. George.

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We supported the release of the NYC EDC's request for expressions of interest that led to the development of the New York Wheel. We urged that the request include both a retail component and a nexus with Bay Street. Both were heeded, and as a result the Empire Outlets are now emerging alongside the New York Wheel. These two projects will inject tens of millions of tourist dollars into the North Shore of Staten Island. Mindful of the potential impact of these large scale developments on our local, already overburdened infrastructure, CB1 then helped negotiate U.L.U.R.P provisions that will provided for traffic amelioration, job development and water's edge improvements.

As you can see, Community Board #1 takes its responsibility as a "planning" board very seriously and consistent with that focus, we have identified several budget priorities that we believe are necessary to both protect the essence of the North Shore and ensure that the oncoming development is adequately supported by a local infrastructure suited to the task.

**Replace Cromwell Center over Lyons Pool.** Since 1934, the Cromwell Recreation Center had been the locus of recreational activities for tens of thousands of young people and adults alike. Its facilities—which included basketball courts, a boxing ring, fitness areas, a theater with the second largest proscenium arch in the City, and space for afterschool activities—were ideally situated along the routes of countless bus lines and the SIRT. People from throughout the borough were able to run, play, box, or workout at Cromwell. But no more. Its absence from the community has robbed the North Shore of what our Senate delegation has described as a "vitally necessary" community resource.

Consequently, we ask that the NYC Parks Department add to its Capital Budget the rebuilding of the Cromwell Center over Lyons Pool as a fully funded project. It has been several years since its demolition and as the largest and most heavily used Parks' facility on Staten Island its absence has greatly diminished recreational resources not only the North Shore community but also the entire Borough.

**Increase the Borough of Staten Island's Baseline Budget for the Department of Parks and Recreation.** Community Board No. 1 has consistently asked for a baseline budget of \$100 million be applied to the budget of the Department of Parks and Recreation on Staten Island. This request is driven by the need to obviate dealing with the constant response of seeking councilmanic or Borough Presidential funds for items that should be handled through the normal City Agency borough distribution, thus depriving the BP and the Council of funding other needed items.

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**Fund a Professional Study of the circulation of the public areas of the St. George Ferry Terminal to provide visitors easy access to Lighthouse Point and the waterfront beyond.**

Community Board #1 has been a strong proponent of correcting the circulation of the St. George Ferry Terminal and the Ferry Maintenance Facility. We are asking you to fund a professional study that will help to create a walkway to provide visitors with a safe and visually attractive path from the ferry to Lighthouse Point. Currently, visitors must traverse a dingy, dark walkway that leads them through a dangerous parking lot and a series of fenced off, "regular work" areas in order to connect with Lighthouse Point – a \$250 million privately funded project, the success of which will depend heavily on its retail component. The Staten Island Ferry is an icon known around the world. Similar to Grand Central Station, the Staten Island Ferry should provide visitors with a world class experience when they traverse the property – not only within the terminal but any space which is open to the public. For the projects adjacent to the terminal to be truly successful, visitors must be visually drawn to them, and feel safe enough to make the trip. This will require a reconfiguration of the Kiss and Ride and the Ferry Maintenance Facility Parking lot. Funding a professional circulation study is the first step in what will ultimately make the difference in the success of Lighthouse Point, Navy Pier and other waterfront projects south of the St. George Ferry Terminal.

**Funding for the creation of a Greenway Trail to connect the pedestrians, cyclists and rapid transit to the projects along the waterfront.** In order for the \$1 billion dollars in private investment projects along the waterfront to be successful, pedestrians, cyclists and rapid transit must be able to access them from the St. George Ferry, which will be a central point of arrival. Several years ago, Community Board #1 created and introduced a phased outline for such a trail from Ft. Wadsworth to the Bayonne Bridge which we titled the "The North Shore Waterfront Greenway Trail."

Three phases of the trail – Heritage Park and the plazas at Van Pelt and Van Name Avenues – have already been funded. We now ask you to support our request to fund a study to create a comprehensive plan for the rest of the trail so that visitors coming off the ferry can easily access the above mentioned projects either by foot, bicycle or bus. It is clear that these new waterfront projects have already brought more visitors to our shores – even before they have been completed. The city must be proactive in providing the infrastructure necessary to access these projects. Otherwise, the onslaught of new visitors will make more difficult any changes to the North Shore's transportation network – and may, through periods of long-delayed construction, render less appealing the very projects that draw the visitors in.

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**Build a Gymnasium for P.S.21.** For too long, P.S. 21 has not had a gymnasium to allow children a place to exercise and to learn cooperation and sportsmanship. At a time when the City's avowed policy is to ensure that our children get proper nutrition and ample exercise, the lack of a gymnasium is a mark against the Department of Education which the city must correct. And to make matters worse, whatever outdoor recreational areas the children could use have been destroyed as an aftermath of the Bayonne Bridge raising project.

**Construct a promenade to protect against storm surge and to provide waterfront access between Lighthouse Pointe and Fort Wadsworth.** Community Board #1 believes funding a promenade to harden and protect the coastline and provide public waterfront access in front of Bay Street Landing, Shore Acres, Alice Austen House Beach, Buono Beach and other areas susceptible to flooding (whether privately or publicly owned) is important to ensure that both commercial and residential properties can quickly recover following a major storm. Community Board #1 asks that you support our request to create a plan for the hardening of the shoreline in order to protect both established and future projects in the area.

**Provide the last phase of funding for the Goodhue Park purchase.** This \$17 million will add the crucial last phase of the North Shore Greenbelt and provide recreational opportunities for the North Shore communities.

**Provide sufficient capital funding to develop the infrastructure for the Mayor's signature "Bay Street Corridor" plan.** This will include a study to see if Bay Street can be made one-way; the construction of sewers along the corridor; the development of a new school on the Homeport; a new precinct and a new fire house reflective of the great population increase; relocation and other housing help for those who will be displaced; increased Argus cameras along the corridor; and, job training and apprenticeships for residents wanting work during the corridor's build-out.

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**Improve the infrastructure along major corridors in preparation of growing business and residential population.** Community Board #1 is requesting infrastructure improvements to both the street and sewer grid along major corridors such as Forest Avenue, Port Richmond Avenue, Richmond Terrace and Victory Boulevard to be able to absorb the impact of increased use and we especially request capital improvements within the Bay Street corridor, including schools and expanded funding for our hospitals.

We respectfully request your support so that together we can guarantee the future success of the North Shore.

Very truly yours,

Nicholas Siclari  
Chairman

Anthony Cosentino  
Budget & Finance Chairman

CC: Hon. A. Cuomo  
Hon. C. Schumer  
Hon. K. Gillibrand  
Hon. J. Oddo  
Hon. A. Lanza  
Hon. D. Savino  
Hon. M. Cusick  
Hon. N. Malliotakis  
Hon. M. Titone  
Hon. D. Rose  
Hon. S. Matteo  
Hon. J. Borelli

**COMMUNITY BOARD #1 LAND USE PUBLIC HEARING FEBRUARY 6, 2017**  
**LABETTI POST 390 POST AVENUE**

**MEMBERS**

Vincent Accornero, Chairman  
Christopher Rooney  
Larry Beslow, Excused  
Anthony Cosentino, Excused  
George Doyle  
John Guzzo  
Friday Ogbewe  
George Turner, Excused  
Camille Zarrelli  
Ole Olsen, Leave  
Nicholas Siclari, Ex. Officio

**BOARD MEMBERS**

Bob Zion  
Megan Delmar  
Loretta Cauldwell  
Nicholas Zvegintzov  
Amy Poirer

**OFFICE STAFF**

Joseph Carroll, District Manager  
Lisa Crosby, Community Coordinator

**GUESTS**

Chris Hadwin, SI City Planning  
Barry Fisher, SI City Planning  
Kevin Elkins, Rep. Comptroller Stringer  
Caroline Harris, Goldman Harris  
Chris Vecharelli, V Capital  
Giovanni Gioia, Goldman Harris, LLC, Rep. 125 Edgewater  
Joyeta Budnick, Best Development, Rep. 125 Edgewater  
Nelly Minella Caliendo Architects  
Gerald Caliendo, Caliendo Architects  
Allison Ziogas, Local Union #3  
Eric Diez, Local Union #3  
Jack Russo, Local Union #3  
Teitter Johnson, Local Union #3  
Ronald Wuerch Jr. Local Union #3  
Matthew Katz, VHB  
Allison Ruddock, VHB  
Ciro Asperti  
Eleana Asperti  
Larry Cirillo, Duer Lane  
Kamillah Hanks, Stapleton Resident  
Robert Holst, Kissel Avenue  
Michael Penrose, Ward Nixon Assn.  
John Douglas, NYC Council, Land Use  
Noel Ferris, Ward Nixon Assn.  
Timothy Fiori, Piedmont Avenue  
Michael Arvanites  
Phillip Faranacci  
9 Representatives, Committee to save Mount Manresa/  
Rosebank Area Committee  
Approximately another 10-15 Rosebank Residents did not  
sign in.

Mr. Accornero called the Land Use Public Hearing to order at 7:06 P.M. the following item was on the agenda:

**AGENDA**

IN THE MATTER OF an application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

1. changing from an M2-1 District to an R6 District property bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, a line 515 feet southeasterly of the South Street line prolongation, the U.S. Pierhead

Line and a line 1,240 feet southeasterly of the South Street line prolongation;

2. establishing within a proposed R6 District a C2-2 District bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, and a line 1,240 feet southeasterly of the South Street line prolongation ; and
3. establishing a Special Stapleton Waterfront District (SW) within an M2-I District and within a proposed R6 District bounded by Edgewater Street, the South Street line prolongation, the U.S. Pierhead Line, and a line 1,240 feet southeasterly of the South Street line prolongation.

The property is located at 125 Edgewater Street

Mr. Accornero introduced Ms. Caroline Harris, GoldmanHarris, LLC who showed a powerpoint presentation. The site is proposed to be rezoned to R6 with a Commercial Overlay. All of the project area is proposed to be included in an expanded Special Stapleton Waterfront District. The rezoning application is to facilitate the construction of three building on the site primarily for residential use with some commercial, retail and accessory parking. There will be a waterfront esplanade that will be full accessible to the public. The applicant proposes to build 2 completely new buildings and substantially enlarge a third building.

The project will be built in 3 phases:

The buildings would be 13-, 12- and six stories tall and hold a total of 371 or 396 apartments depending on which plan makes it through the public review process. 346-car parking lot.

Vehicular access to the site will be provided from Edgewater Street at 2 locations, one to the right of 1 Edgewater Plaza and there is a shared access onto the property through 1 Edgewater Plaza. Mr. Chris Vecharelli, owner of the property stated they would be having negotiations with the owners of 1 Edgewater Plaza to make the entrance way more attractable.

There were numerous questions asked.

Residents voiced strong opposition to the number of parking spots that are being provided, the amount of cars that will overflow onto Edgewater, Bay and other streets. In addition the traffic that is going to increase on the already overcrowded streets.

Mr. Vecharelli and Ms. Harris mentioned that they could provide more spaces by either using

stackers if there is valet and/or make some spaces for compact cars etc.

Concerns were further raised regarding the schools already being overcrowded in the area, flooding and the extra burden this will bring to the sewers.

It was noted that 2 new schools are being built and, the probability that there would be a lot of families moving in is not likely. There has been many studies done regarding traffic, sewers etc. The applicant does have plans to hook up to City sewer and they will insure the sewers can handle the capacity.

There was concern raised as to the benefits the local businesses would to get the residents into the community to shop, eat etc. since businesses will be located at the site.

There was concern about using Union workers to build and also the maintenance etc. Mr. Vecharelli stated he would have conversations with the unions. Ms. Harris pointed out that there is no guarantee that they would use Union workers, needs to be comparable to non-union workers.

Lastly there was concern as to the height of the buildings and the conformity with the other buildings in the Stapleton Waterfront District such as the height.

#### LAND USE PUBLIC HEARING

#### LAND USE MEETING

It was decided that a motion would be made at the next Land Use Meeting on February 15, 2017.

## Minutes of the CB #1 Youth Committee meeting

held Tuesday, February 7, 2017 at Brighton Heights Reformed Church 320 St. Marks Place at 7pm

In attendance: Kelly Vilar, Ernest Paige, Kathy Vidal, Donna Mazzella, Tatiana Arguello, Guillermo Grau, Tammy Greer Brown, Meggin Juraski, Celeste Holmes, Laura Cavallieri, Elise Walker, Fern Metcalf, Grace Dwyer, Barbara Sanchez, Susan Master, Carole Reiss, Amoy Barnes, Bobby Digi, Shereese Mulligs, Irene Staton and Neil Berry.

- Ms. Kelly Vilar delivered opening remarks welcoming the attendees. A review of the evenings agenda followed.
- Attendees introduced themselves.
- Ms. Amoy K. Barnes, the Staten Island Borough Director, Community Affairs Unit, NYC Office of the Mayor, gave a brief presentation. She spoke about issues such as immigration and the Cities for Action coalition. Cities for Action is a coalition of 100 mayors advocating for public safety and social, political & immigration policy reform. Ms. Barnes also mentioned that the effort to rebuild Cromwell is on the mayor's agenda. She articulated that City Hall is well aware of Richmond County's lack of resources and tendency to be under funded.
- Amoy also shared that the mayor is committed to rectifying problems providing services homeless families from Staten Island. With limited shelter options on Staten Island, family are sent to outer boroughs creating a burden for student commuting back to Staten Island for school. Kelly suggested that a letter addendum to the Youth Committee's 2017 agenda addressing the lack of services be drafted. She and Mr. Bobby Digi agreed to assist in the crafting of a letter.
- Ms. Laura Cavallieri, Parent Advocate of the Society of Dyslexia Staten Island Chapter, spoke about a proposed school for students with dyslexia. Ms. Cavallieri also spoke about a proposal to relocate McKee High School to the former site of the Victory Van Lines warehouse on Targee Street and Osgood Avenue. Since McKee is a Career and Technical Education (CTE) school, this proposed new site appears to be an ideal fit. It was also proposed that the current McKee site be converted to a middle school.
- Ms. Edwina F. Martin, Budget Director, City Councilperson Rose's office, provided an update on the discretionary budgeting process. Ms. Martin mentioned that Councilperson Rose's 49<sup>th</sup> district had the best participation in the entire city after only the 1<sup>st</sup> year of participation. The next cycle begins in July of 2017.

- Dr. Carole Reiss, of the Staten Island Green Charter School for Environmental Discovery, announced that she would be submitting the school's letter of intent on 2/15/2017. Dr. Reiss provided copy of the draft letter and solicited those in attendance to provide feedback before the 15<sup>th</sup>.
- Announcements/New Business: Mr. Neil Berry announced that February is Teen Domestic Violence month. Summer Youth Employment Program (SYEP) applications for 2017 on February 6<sup>th</sup>. The deadline to submit applications is 3/17/2017.
- Meeting was adjourned.

## Staten Island Community Board 1

Transportation Committee

Chair: Nicholas Zvegintzov

Report of February 15, 2017

### 1. Future meetings

No regular Transportation Committee meetings in February.

### 2. Meeting in January

The Transportation Committee joined the Clifton / Concord / Stapleton Area Committee, on Thursday, January 19, 2017, to hear the NYC DOT's "Van Duzer Street Corridor Transportation Improvements".

The Transportation Committee voted (along with the Area Committee) to support this plan.

### 3. NYC DOT studying transit

The NYC Department of Transportation will host a series of workshops focusing on interacting with the public "to discuss the future of public transportation, identify current and future needs, make short and long-term recommendations, and develop a vision for new transit options and improvements in the five boroughs". "The plan aims to improve public transportation connections and service to neighborhoods underserved by public transit, provide low-income New Yorkers with access to safe, convenient and reliable rapid transit services, and better connect transit, pedestrian, and bicycle networks."

Staten Island meeting: Monday, February 27, 2017, 5:30 to 7:30 p.m., St. George Library Center, 5 Central Avenue.

A NYC DOT website, <http://www.transitplan.nyc>, contains a survey / mapping tool - where do you go, would like to go, can't get to, and your feelings about buses and trains.

Note: The NYC DOT is in charge of streets, parking, taxis, and the SI Ferry, but not of buses or trains.

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Nicholas Zvegintzov, Chair

Minutes of Area Committee Meeting- St. George/West Brighton- 1/17/17

Members Present

Jeff Mohlenbrok- Chair  
Bob Zion  
Amy Poirier  
Nicholas Zvegintzov  
Linda Eskenas

Guests

Tanisha Litrell- West Brighton Library  
Neil Visoky- Attorney Pizza Project  
Mark E. Zink- Assemblyman Titone  
Troy McGhie- Councilwoman Rose  
Thomas Cordesco-Public 192 bay St.  
Colin Vautrinst-West Brighton Library  
Ryan McGinley- Pizza Project  
Jon Reissman  
Sal Martucci- Richmond County Savings Bank  
Terrance McGinley- Harmon Funeral Home  
K. Terrance McGinley- Harmon Funeral Home  
Winsome Moses-Johnson- Community Activist  
Walker Park

The meeting started off with the members voting on a letter of support for Richmond County Savings Bank located at 1214 Castleton Ave. looking to replace their 2000 sq. ft. 25 ft high ceiling. They have all work permits and the work should take 7 to 9 weeks to complete. The Dept of Building referred them to Community Board 1 for letter of support. The board voted 6 Yes/ 0 No.

The next order of business was the issuing of liquor licenses and renewals:

Pizza Project applied for a NEW liquor license for their 2500 sq. ft. location at 12 Minthorne St. with a capacity under 74. They are a Full service restaurant that will be closed on Mondays with no outdoor area at this time.  
Vote- 6 Yes/ 0 No

There were 3 liquor license renewals:

Enoteca- 27 Hyatt St.- Vote- 6 Yes/ 0 No  
LiGrecci Staaten- no apparent problems reported to board. Vote 6 Yes/ 0 No  
Forest Thai- no complaints on record- Vote 6 Yes/ 0 No

Thomas Cordasco raised concerns about people living in trailers by St. Peters stating that it is illegal and the police had been notified.

Some Old business was brought up by Winsome Moses about signage on buildings at Richmond Terrace & Dongan St. along with Elizabeth & Castleton Ave. A letter was sent requesting signage stating that business is going on but "No" signs labeling or stating what the building is or who owns it.

An announcement was made of the next public Land Use Meeting.

Meeting adjourned

Respectfully submitted,

Jeffrey Mohlenbrok & Vickie Fossella

## Rosebank Minutes/Fort Wadsworth Committee

Area Committee Meeting, Tuesday, January 17, 2017

### Attendance

John Guzzo, Chairman  
Josephine Agate  
Maria Mihailos  
Bob Cucco  
Paul Cavalconte  
Nick Cavalconte  
Frank Vecchiarelli  
Joan Vecchiarelli  
Chris Vecchiarelli  
Allison Ruddock  
Matthew Katz  
Joyeta Budnick  
Michael DeCataldo  
Sam Urciuoli  
Kathy Freed  
Vivian Barone  
Jim Reilly  
Caroline Harris

Barbara Sanchez  
Linda & Jack Wilson  
Joann Callan  
Janice Monger  
Paul Sorocco  
Sarita Papaspovopoulos  
D. Papaspovopoulos  
Andrew Oppenheimer  
Andrea Moretti  
Kevin Elkins  
Margaret Gundacker  
Jen Carlo  
Theresa De Santis  
Frank D'Amato  
Brandon Stadford  
Chris Haglun  
Anne Bruns

### Office Staff

Nick Siclari, Chair  
Joseph Carroll, District Manager  
Anthony Consentino  
Megan Delmar

Open/Pledge

**Capital Development** – Presentation of Development of 125 Edgewater:

Preparing actions to develop and extend Stapleton Special Area – Rezoning.

- |          |    |                   |
|----------|----|-------------------|
| Actions: | 1. | Text Amendments   |
|          | 2. | Zoning Map Change |
|          | 3. | Certification     |
|          | 4. | Authorization     |

|            |             |                 |
|------------|-------------|-----------------|
| Affordable | 30%         | \$73,000 a year |
| Medium     | 40%         | \$98,000 a year |
| Other      | Market Rate |                 |

**Traffic:** Concluded – There will be traffic – 4 new stop signs!

**Schools:** 83 elementary and 36 Intermediate students projected.

**Bay Street Corridor:** Rezoning to take place. School seats will take place then. Not part of their project. What if this doesn't happen?

Questions: Parking: R6:           70% of Housing Units  
  55% Affordable

**Other Issues:**

- Height of BuildingsPower Plant Fumes
- Traffic
- Power Plant Fumes

Environmental - Air Quality – No impact per presenters.

“E” designation – School Seats / Sewer System

Everything is geared only to their project! Nothing done as a whole to the entire community! Spot Zoning.

Bay Street Corridor: Identify traffic, school seats, etc. – They will be addressing.

**Break down of units:**

Will be done with market study in the next few months:

|     |           |
|-----|-----------|
| 36  | Studios   |
| 138 | 1 Bedroom |
| 172 | 2 Bedroom |
| 56  | 3 Bedroom |

Family Community: We want people to come and stay rather than studio and 1 bedroom.

Rental project – not co-op or condo. We prefer ownership.

**Amount of Children:**   396 Units  
                                  83 Elementary/36 Intermediate

Power Source – Within Projects as per code.

**TimeFrame:**   1<sup>st</sup> Rezoning Land Use - 7 months  
                      1<sup>st</sup> Building - 6-8 months after (approx. 2018)

**Phase 1:**       Each Phase - 12-14 months each  
                      3-4 years for the whole project.

Community Space within buildings – pier, marina, etc.

- February 6: Next Meeting – Land Use Committee at Labetti Post – 390 Hylan Blvd.
- DeMatti – Correct spelling of name. Died in WWI

**Sun Chemical** – Plans have not been submitted as of yet. The remediation has not been verified as of now?

**Library Representative:** Schedule of classes, events, etc.

- Childrens programs monthly and daily.
- Homework help each day at 5 PM.
- Former Walgreens: would be ideal building for a new library.
- Stapleton Library has been excellent with their outreach program.

### **Project Presentation:**

I do not live in Staten Island to be surrounded by apartment buildings. I live here because I want to live in a community of 1-2 family homes. Most people live in Staten Island for this very fact!

We are trying to get the area down-zoned and we are unable to get anything accomplished. Yet builders are able to get their projects pushed through!

We would like to see our representatives coordinate all these different projects. Everything is presumed. This project is spot-zoning.

### **FIRST MOTION:**

Motion to disapprove all Mount Builders applications regarding appeals filed with the NYC Board of Standards and Appeals (BSA) pursuant to General City Law, Article 3, Section 36 (2) (GCL 36) to permit construction of new buildings that do not front on a street duly placed on the official map of the City of New York. This motion includes all (165) proposed buildings accessed from private roads to be known as Cupidity Drive, Fourberie Lane, Avidita Place and Pascal Court.

### **SECOND MOTION:**

Motion to forward letter to BSA Chair requesting that the BSA disapprove all applications filed by Mount Builders regarding appeals pursuant to General City Law, Article 3, Section 36 (2) (GCL 36) and request that the Board deem that the circumstances of these cases do require that all proposed structures and site infrastructure be related to the proposed streets and city sewer and drainage system thereby requiring a city map revision subject to the Uniform Land Use Review Procedure (ULURP) prior to the issuance of certificates of occupancy by the Department of Buildings.

### **THIRD MOTION:**

Motion to forward a letter to the Commissioners of the Departments of Transportation, Environmental Protection and NYC Fire Department identifying the Community Board's concerns associated with the scope and scale of the proposal being brought before the Board of Mount Builders. Concerns include community safety – emergency response difficulties, overburdening existing infrastructure, adversely affecting existing pre-dominantly built-up neighborhood drainage patterns, excessive modification of topography with no oversight, community quality of life, utility capacity and local traffic congestion.

# Community Board #1

## Area Committee Minutes Stapleton - Clifton - Concord

<http://sites.google.com/site/ccsarea/>

January 19, 2017

### COMMITTEE MEMBERS PRESENT:

Larry Beslow, *Chair*  
Joe Carroll, *Dm, CB1*  
Pricilla Marco  
George Doyle, *Excused*  
Friday Ogbewe, *Excused*  
Danny Williams  
Joseph Bird  
Marjorie Ryan  
Telee Brown  
Nicholas Z

### COMMITTEE MEMBERS ABSENT:

George Turner

### NON-BOARD MEMBERS PRESENT:

Vanis A. Trapp  
Nancy Galarza  
Peter Lisi

### NON-BOARD MEMBERS ABSENT:

Linda Gallo  
Dorothy Brown  
George Cahill

### SPECIAL GUESTS

Tom Cocola, S.I. DOT Commissioner  
Troy McGhie, Rep. Councilmember Rose  
Mark Zink, Rep. Assemblyman Titone

Robert Gibbs, Stapleton Library  
Rosa Haire, Stapleton Library

### GUEST

Tim Roche  
Louis Carey  
Sharon Williams  
David Northmore  
Laura Cavalleri  
Laura Barlament  
Dominic Zmarlicki

Novena Rioche  
Rick Tguocchio  
Nick Casey  
Carol Mittelsdorf  
Ted Lochwyn  
Greg Mihailovich  
Abigail Kunitz

Marsha Wright  
Darren Conuty  
Victoria Giaddno  
Maria Rubino  
Kathleen Boyer  
Rose Uscianowslisi  
Joann Myers

Meeting opened at 7:35 pm

A Quorum is present

- A presentation on the Van Duzer St. Corridor Transportation Improvements was given by the Dept. of Transportation. More information is on file at CB1 Office.

After the detailed presentation questions were asked by the Committee and the community and answered by the Commissioner and his team.

A vote by the Committee to approve the improvements was:

8 yes 1 abstention

- Representor's from Heart Share, St. Vincent's Services addressed the Committee about the Youth Services Center for youth ages 14-21 at 12 Steuben St.

After answering questions from the Committee and Community they were unanimously Welcomed to the Community.

There were 2 New Liquor Licenses

- **Gringo's Taqueria** - After discussion there was agreement to this application when the applicant submitted to the following hours of closing in writing,

Sunday - Thursday 12 Midnight

Friday & Saturday 2am

- **Macumba Bar** - There was no present to represent this application and the Committee will not address it without a representative.

- **Vida 381 LLC** - This is a renewal. If there are no complaints from NYPD and CB1 the Committee has no problem This renewal.

Our next scheduled meeting is February 16<sup>th</sup>.

Meeting adjourned 9:05 p.m.

Respectfully submitted,

Larry Beslow

January 18, 2017 Wednesday

**MINUTES**

Silver Lake/Sunnyside/Westerleigh/Willowbrook/Clove Lakes/Grymes Hill  
Area Committee Meeting.

Attendance: Timothy Forsyth (CB1/Area Co-Chair),  
Norman Light (CB1), Mark E. Zink (Assemblyman Titone Rep.),  
Frank Marra (CLCA), Michael Morrell (WIS).

Excused: Camille Zarrelli (Cb1/Co-Chair), Captain Joseph Ahlstrom (CB1)  
A quorum was not present.

Meeting called to order at 7:30 pm at Silver Lake Tennis House

1. Discussion of progress of Victory Blvd and Clove Road Intersection and Victory Boulevard and Manor Road Intersection improvements or lack thereof. Per Mike Morrell there is an item on the Borough President's website concerning these projects but no firm start date or completion time frame.
2. Noted that N.Y.S. Supreme Court Condemnation proceedings by the City of New York for widening of Victory Boulevard by Clove Road are apparently in progress per filed Map Exhibit.
3. Noted that there was a public hearing regarding Victory Boulevard and Manor Road Intersection planned widening and improvements where some local merchants testified against the planned project.
4. Per Casandra Properties no definite plans or confirmed business tenants yet for Southeast corner of Victory and Clove (site of former Clove Lakes Bookstore), and no firm closing down date for Walgreens pharmacy on opposite north side of Victory Boulevard.
5. Further along with Victory Boulevard intersections, the demolition permit was apparently approved for the Shaeffer's Tavern building but no firm closing down date, although may be fairly soon. We reiterate our prior concerns and requests for improvements at that intersection of Victory Boulevard and Bradley Avenue given the anticipated construction of a Victory State Bank branch at that site.
6. The Committee again requests updates from the N.Y.C DOT and other involved agencies via the Board Office and Transportation and Land Use Committees on all three intersection improvement projects.
7. Concerns and complaints regarding the Clove Road Bike Lanes from the Clove Lakes Civic Association have been relayed to the Board Office for appropriate discussion with the Transportation Committee and agency action.
8. Frank Marra of CLCA also commented and inquired on planned construction adjacent to Woodland Cemetery off Victory Boulevard by Highland Avenue and same is referred to the Land Use Committee for investigation of any such filed plans.

9. Mike Morrell reported from the Westerleigh Improvement Society on planned demolitions and replacement construction at 168 Fairview Avenue. Mike further reported on planned construction near Zion Lutheran Church off Watchogue Road of two houses not on a Mapped City Street, which will be the subject of the Land Use Committee Meeting in February, scheduled for just before the Full Board Meeting on Wednesday February 15<sup>th</sup>, and all present were reminded of same.
10. One N.Y.S. Liquor License Renewal discussed for private club Casa Belvedere on Howard Avenue with no adverse comments and no opposition.

Meeting adjourned at 8:00 pm

Respectfully submitted,  
Co-Chair Timothy Forsyth.

# **Meeting Minutes; CB1 Local Area Committee Port Richmond, Elm Park, Arlington & Mariners Harbor**

**January 17, 2017**

## **Attendees**

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John McBeth: CB1, Local Area Committee Chair  
Victoria Gillen: CB1, Elm Park Civic Association  
George Sona: CB1  
Anjail Amin-Rice: CB1  
Claudette Duff: CB1

Kathleen Sforza, Northfield LDC  
Beryl Thurman: North Shore Waterfront Conservancy, resident  
Doris Valentin, Camelot Counseling

Mario Buonvaggio  
Heriberra Diaz  
Bill Morris  
Angela Tirone

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The meeting was called to order at 7:08 pm

Chairman McBeth's comments – interjections from the floor noted with asterisk (\*):

Everyone is advised notices will be e-mailed, without fail, if meetings are cancelled.  
Otherwise, the meeting will take place.

Two new applications to permit full demolitions were filed with the Dept. of Buildings:  
-896 Jewett Avenue - Residence and Garage (between Kemball & Chandler Aves)  
-62 Holland Ave - Gas Station (Richmond Terr & Benjamin Pl.)

No updates on the fire-damaged house at 205 Park Avenue, corner of Castleton. Any response is complicated because this is privately owned, up-to-date with tax payments, and is "secured" with fencing (deemed adequate by inspectors).

\*Note fence is not secure, proximity to PS 19 makes this a potentially life-threatening situation.

Send compliments or complaints on the response to snow removal to the Chair for follow-up.

\*Dept. of Sanitation should drop Monday recycling collections: holidays lead to unacceptable accumulations of recyclable material.

Liquor license applications, renewals, and amendments

No objections to renewal for Denino's Pizzeria & Tavern, 524 Pt. Richmond Ave,

No objections to renewal of Bootleg Mannings Bar & Grill, 2645 Forest Ave.

An inquiry will be made before consideration of renewal for Mammy's Sports Bar, 293 Pt. Richmond Ave. This is a complex situation: it appears to have been closed for quite some time.

A reminder that new license applicants must be present when their application is considered, or application will be calendared.

\*5-11 Convenience Mart, 760 Pt. Richmond Ave, was on the October agenda for consideration for a new license, however it was calendared for non-attendance by the applicant. It appears they are serving alcohol for consumption on premises – did they get their license?

\*Applicants for renewal should also be required to attend meeting when application is under consideration.

Chair will follow on 5-11 license; will again seek police input prior to Committee review of applications. Chair will invite community liaison from the 121<sup>st</sup> Precinct, or from One Police Plaza, to next meeting.

Open forum:

Discussion re pending RFPs for supported/mixed housing (serving veterans) led to revisiting the St. Joseph's proposal (no longer under consideration).

Camelot Counseling will not move into the former Farrell's Lumber site.

Northfield LDC has applied for a grant from the Economic Development Corp to develop a mixed use "Artists in Residence" building, consisting of ground floor Gallery/Retail space with Artists' living/studio space on the upper floors.

An "open kitchen" – a community-based culinary maker-space, would be a great addition to the area. Perhaps Susan Fowler's group would be interested?

The possibility of decorating Pt. Richmond Avenue (for Holidays) was briefly discussed. Lacking a coherent association of merchants (Business Improvement District, e.g.) the idea was dropped.

Future events:

February 4<sup>th</sup>, 2PM, Snug Harbor Noble Gallery: Black Jacks – Historia Jeffrey Bolster discusses the role of black seafarers in the 19<sup>th</sup> century.

March 18<sup>th</sup>, 10AM, 354 South Avenue: Graniteville Tree Swamp Hike; Details to follow.

Meeting adjourned at 8:15

Respectfully submitted: Victoria Gillen, Scribe

## **Next Meeting**

Tuesday, February 21, 7pm, at 250 Park Avenue