

COMMUNITY BOARD #1 AGENDA – TUESDAY, MAY 11, 2021

VIRTUAL MEETING -6:00 P.M.

SESSION OPENING

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

Mr. Will Fisher, NYC Economic Development Corporation will speak on NYC EDC Projects.

Mr. Dashaun Taylor. Director of Admissions for St Paul's school of Nursing.

PUBLIC SESSION: JERMAINE WILLIAMS, LISA THOMPSON, MARY BULLOCK, NICOLE BROOKS, ELYSE FOLADARE, FRANK FONTANA, MS. JEAN WYNTER, DANIEL FLAMHAFT

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

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Health/Human Services, Amy Poirer
- Waterfront, Ole Olsen
- Public Services, Sunny Jain
- Youth Services, Ernest Paige
- Rules & Legislative Affairs, Christopher Rooney
- Budget & Finance, Anthony Cosentino
- Transportation, Nicholas Zvegintzov

AD HOC COMMITTEE

- Labor, Robert Holst
- Parks & Recreation, Norman Light

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

SECRETARY LORETTA CAULDWELL WILL TAKE NOMINATIONS FOR EXECUTIVE COMMITTEE POSITIONS.

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 2021
February 2021

<u>CODE</u>	<u>ALLOCATED TO</u> <u>6/30/21</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 Supplies	\$1,294.72	628.00	\$666.72
101 Printing Expense	200.00	0	200.00
110 Food & Forage	1,500.00	1,500.00	0
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 Books Subscriptions	100.00	0	100.00
400 Contractual Services	1,500.00	1,500.00	0
40B Communication	3,013.00	0	3,013.00
403 Office Services	150.00	0	150.00
412 Equipment Rental	2,148.48	313.52	1,834.96
451 Carfare	0	0	0
452 Special Event	0	0	0
622 Contractor	0	0	0
700 Chase Imprest Fund	200.00	0	200.00
TOTAL:	\$11,440.20	\$3,941.52	\$7,498.68

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

Larry Beslow, CB1 Treasurer

*Encumbered for FY2021 Contracts

VIRTUAL LAND USE PUBLIC HEARING – MAY 5, 2021 – 6:30 P.M.

Vincent Accornero, Chairman

MEMBERS

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

NON-BOARD LAND USE MEMBERS

Phil Farinacci
Diana Caughell
Ernie Selitto
Sam Schiff

BOARD MEMBERS NON-LAND USE

Loretta Cauldwell, Secretary/West Brighton/St. George Chair
John McBeth, Mariners Harbor/Port Richmond Chairman
Steven Williams

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Coordinator
Linda Maffeo, Community Associate

GUESTS

Dan Messina, CEO RUMC
Rich Salaney, RUMC
Mehdi Amjadi, Rep. RUMC
Elyse Foladare, Rep. RUMC
Eric Palatnik, Rep. RUMC
Aleena Farishta, SI City Planning
Todd Dale, Rep. 830 Bay Street
David Businelli, Rep. 1444 Clove Road
Debbie Derrico, District Manager CB#2
Joe Helferty, SI City Planning
Angie Koo, NYC Dept. of City Planning
Catie Iannitto, NYC Dept. of City Planning
Miriam Arnold, Stapleton resident
J. Earl
Bruce Lauria
Eric Patterson, Westerleigh resident
Melissa Farley
Austin Coury

Chairman Vincent Accornero called the meeting to order at 6:31 P.M.

The first item on the agenda was:

Board of Standards & Appeals Application No. 2021-25-BZ – Richmond University Medical Center requesting a Special Permit to Section 73-44 and Section 73-03 on the Zoning Resolution to vary Section 36-21 to reduce the total number of required accessory off-street parking spaces of a one (1) story and cellar, proposed Use Group 4A ambulatory diagnostic or treatment facility – from ninety (90) to forty-four (44) spaces at 1161 Victory Blvd.

A power point presentation was shown.

Chief Executive Officer, Dan Messina, Mr. Selaney, Elyse Foladare, the applicants representative and Mehdi Amjadi, Traffic Engineer explained that Richmond University Medical Center is now using the basement as storage. The plan is to use the space strictly as a Covid space. If and when a Covid unit is not needed they would move some of the clinical offices from upstairs and the other offices at 1366 Victory Blvd. to utilize the space.

The need for the variance is by using the storage space as offices it causes the need for more parking spaces. At this time, there are 46 parking spaces and with the variance there would be 44.

The lot is never used to full capacity at this time and as the traffic studies have shown would not be filled when medical offices are used in the basement.

RUMC has a 25-year lease and have about 21 and half years left

Mr. Christopher Rooney stated he goes by the site multiple times a day and the lot is never used.

Mr. Accornero asked about the restoration of the Smith Valentine House and the property behind the site which was tied into the original application to make it more presentable.

Board of Standards and Appeals Application No. 742-70-BZ – Application submitted to extend the term of a variance permitting erection and maintenance of an automotive service station with accessory uses including automotive repair(UG 16) and to amend the variance to eliminate gasoline sales and change the use to automotive repair only (UG 16) at 830 Bay Street.

Mr. Todd Dale representing the applicant stated the variance is expiring May 2021. Currently the variance has gas pumps. The pumps were removed in 2008. The Department of Environmental Protection signed off that it was done safely and in compliance.

Buffer zones are on the site and the previous variance included the trailer that is on the property.

Board of Standards & Appeals Application No. 758-84-BZZ – Application submitted to re-open and extend the term of a variance for ten (10) years to allow the continued use of a commercial building at 1444 Clove Road.

Mr. David Businelli representing the applicant showed pictures of the site said the first variance was issued in 1995. The building is on Clove Road near the intersection of Tioga Street. The zoning is residential that is the need for the variance.

The building has always been used as attorney's offices.

Elevate Transit: Zoning for Accessibility (ZFA) Text Amendment

In collaboration with the Metropolitan Transportation Authority (MTA), City Council and the Mayor's Office for People with Disabilities (MOPD), DCP is preparing to expand and improve zoning rules that allow the MTA to leverage naturally occurring private development to help create accessible subway and SIR stations. The goal is to help expedite the delivery of a fully accessible transit system. ZFA seeks to expand existing zoning tools that help coordinate new developments near transit with the construction of improvements to station accessibility and capacity. Currently, this zoning tool is limited to a few areas of the city, mostly in Manhattan. The proposal would require property owners of developments near stations to proactively work with the MTA to provide station access easements; and would expand zoning incentives for developments in high-density districts to construct station improvements.

Ms. Melissa Farley, NYC Transit and Angie Koo from the Department of City Planning showed a power point presentation which can be sent to everyone by contacting lcrosby@cb.nyc.gov

There was a very long question and answer period.

There were many objections to the application by the public and Land Use Members such as but not limited to:

Extended review process with multiple agencies,
No adequate compensation,
Loss of prime real estate,
Detrimental to development City-Wide,
Suggest a remedy to implement the flawed intrusiveness,
Hole would be left in building for unspecified time, and,
Does not pertain to SI

PUBLIC HEARING CLOSED

Board of Standards & Appeals Application No. 2021-25-BZ – Richmond University Medical Center requesting a Special Permit to Section 73-44 and Section 73-03 on the Zoning Resolution to vary Section 36-21 to reduce the total number of required accessory off-street parking spaces of a one (1) story and cellar, proposed Use Group 4A ambulatory diagnostic or treatment facility – from ninety (90) to forty-four (44) spaces at 1161 Victory Blvd.

Motion made and seconded to approve as submitted. Roll call vote taken; vote passed 12-1-0.

Board of Standards and Appeals Application No. 742-70-BZ – Application submitted to extend the term of a variance permitting erection and maintenance of an automotive service station with accessory uses including automotive repair(UG 16) and to amend the variance to eliminate gasoline sales and change the use to automotive repair only (UG 16) at 830 Bay Street.

Motion made and seconded to approve as submitted. Roll call vote taken; vote passed 13-0-0.

Board of Standards & Appeals Application No. 758-84-BZZ – Application submitted to re-open and extend the term of a variance for ten (10) years to allow the continued use of a commercial building at 1444 Clove Road.

Motion made and seconded to approve the variance for a term of 10 years. Roll call vote taken; vote passed 12-0-1.

Elevate Transit: Zoning for Accessibility (ZFA) Text Amendment

In collaboration with the Metropolitan Transportation Authority (MTA), City Council and the Mayor's Office for People with Disabilities (MOPD), DCP is preparing to expand and improve zoning rules that allow the MTA to leverage naturally occurring private development to help create accessible subway and SIR stations. The goal is to help expedite the delivery of a fully accessible transit system. ZFA seeks to expand existing zoning tools that help coordinate new developments near transit with the construction of improvements to station accessibility and capacity. Currently, this zoning tool is limited to a few areas of the city, mostly in Manhattan. The proposal would require property owners of developments near stations to proactively work with the MTA to provide station access easements; and would expand zoning incentives for developments in high-density districts to construct station improvements.

Motion made:

Whereas, a Zoning Text Amendment titled Zoning for Accessibility 2021 has been submitted by the MTA, Mayor's Office for People with Disabilities, and the NYC Department of City Planning to provide mass transit, station access, easements and,

Whereas, this proposal has been presented to Community Board #1 SI during a Land Use Public Hearing and,

Whereas, this proposal was well vetted by the Land Use Committee and the following points were highlighted:

This amendment would provide for an extreme overreach of governmental power and yet obfuscates the ULURP process and,

Would be detrimental to development City-Wide and unfair burden to private developers for the following reasons:

Creates additional 2-4-month review process by the MTA and CPC, potentially carves out prime development space without adequate compensation, unclear as to how construction costs for potential future mass transit access would be compensated to developer,

Easement may be required without any commitment by the MTA for short or long-term development, Potential cavity could be left in development due to unclear capital commitment and unwillingness of potential tenant to occupy space that would be lost to the easement; therefore,

Be it hereby resolved that: Community Board #1 is opposed to this Zoning Text Amendment for all the aforementioned.

Motion seconded, roll call vote taken, vote passed unanimously.

Liberty Towers which is the proposal to build multiple high rises at Stuyvesant and Hamilton will be heard on June 2, 2021 virtually. So far, their other applications submitted and certified are 252 Victory Blvd. and Citywide Hotel Text Amendment.

Mr. Accornero asked Mr. Helferty to send the R7 zoning that the applicant Liberty Towers is requesting. Mr. Helferty stated he would that it listed as underlying zoning.

Meeting adjourned at 8:47 P.M.