

LAND USE MOTIONS TO BE PRESENTED AT THE JUNE 10, 2014 FULL BOARD MEETING

Department of City Planning Application No. C140361 PPR – Application submitted by the Department of Small Business Services for the disposition of 17,536 square feet of City-owned land for a storm water sewer easement to facilitate the 2006 previously approved development of 950 units at the Stapleton Homeport.

Motion made, seconded to approve as submitted. Motion passed Land Use Committee 7-0-0 (1 ineligible)

Board of Standards & Appeals Cal. No. 98-14-BZ – 404 Richmond Terrace – Application to permit reestablishment of a banquet facility (catering hall use group -9) with accessory parking located on a separate zoning lot contrary to the provisions of the underlying R5 and R3 A zoning districts. Both properties are located within the St. George Historic District. (This was previously Pavilion on the Terrace).

Motion made, seconded and approved 8-0-0 to approve with the following conditions:

To act as a good neighbor and, to adhere to NYC Quiet Law 113 : **The code was amended in 2007 due to increasing problems with noise control in the City as follows:**

It is hereby declared to be the public policy of the city to reduce the ambient sound level in the city, so as to preserve, protect and promote the public health, safety and welfare, and the peace and quiet of the inhabitants of the city, prevent injury to human, plant and animal life and property, foster the convenience and comfort of its inhabitants, and facilitate the enjoyment of the natural attractions of the city. It is the public policy of the city that every person is entitled to ambient sound levels that are not detrimental to life, health and enjoyment of his or her property. It is hereby declared that the making, creation or maintenance of excessive and unreasonable noises within the city affects and is a menace to public health, comfort, convenience, safety, welfare and the prosperity of the people of the city.

No person shall make, continue or cause or permit to be made or continued any unreasonable noise ... Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:

(1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB (A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

COMMUNITY BOARD #1 AGENDA JUNE 10, 2014 - 8:00 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

The MTA will make a presentation on the Verrazano upper level deck project.

The Office of Emergency Management will give a brief presentation.

The Office of Parks & Recreation Parks Enforcement Patrol will make a presentation.

OFFICERS' REPORTS

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewe
- Treasurer, Larry Beslow
- Secretary, Nicholas Siclari
- Chairwoman, Leticia Remauro

- District Manager, Joseph Carroll

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Health, Catherine Paradiso
- Labor, Nicholas Siclari
- Waterfront, Ole Olsen
- Public Services, Sunny Jain
- Human Services, Lisa Lattanzio
- Youth Services, Marilyn Maria Brown
- Rules & Legislative Affairs, Priscilla Marco
- Budget & Finance, Anthony Cosentino
- Transportation, Jeannine Borkowski

AREA COMMITTEE REPORTS

- Mariners Harbor/Port Richmond, Anjail Ameen-Rice
- 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

Old Business
New Business
Adjournment

If you are unable to attend the meeting please call or e-mail Nicholas Siclari, Secretary, or the Board Office **prior** to the meeting 1-718-981-6900 lcrosby@cb.nyc.gov.

Refreshments will be served after the meeting.

COMMUNITY BOARD #1 LAND USE PUBLIC HEARING, JUNE 2, 2014 –BOARD OFFICE -8:00P.M.

MEMBERS

Vincent Accornero, Chairman
Christopher Rooney, Excused
Marilyn Brown, Bd. Business
Anthony Cosentino
George Doyle, Excused
John Guzzo
Friday Ogbewe
Leticia Remauro, Ex. Officio
George Turner
Camille Zarrelli
Ole Olsen, Excused
Loretta Cauldwell

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

GUESTS

Hon. Debi Rose
David Hernandez, Director of Constituent Services
Lusheena Warner, NYC EDC
Rob Holbrook, NYC EDC
Seth Taft, NYC EDC
Mabel Bernstein, NYC EDC
Michael Darata, Homeport I (Ironstate Development)
Tony Nemati, Homeport I (Ironstate Development)
Bryan Waisnor, Langan Engineering
Kirsti Jutila, Department of City Planning
Todd Dale, Rep. 404 Richmond Terrace
Devone Henry, Owner 404 Richmond Terrace
Kecia Weaver, Owner 404 Richmond Terrace
Deidre Carson, Greenberg Traug, LLP
Mimi Quillin, Carroll Place
Marta & Pablo Vengoecha, Carroll Place
John Kilcullen, Preservation League
George Bramwell, Serpentine Arts & Nature Commons
John Garcia, Maxi Court
Daniel Remme, Van Duzer Street
Neil Pisane, Howard Avenue

Chairman Vincent Accornero called the meeting to order at 8:10 P.M.

1. Department of City Planning Application No. C140361 PPR – Application submitted by the Department of Small Business Services for the disposition of 17,536 square feet of City-owned land for a storm water sewer easement to facilitate the 2006 previously approved development of 950 units at the Stapleton Homeport.

The application is for the first phase of the project only to allow the New York City Department of Business Services and the NYC Economic Development Corporation on behalf of Homeport I LLC the developer to allow an easement area to provide a location for a private storm drain pipe that will treat, on-site and drain into the Upper New York Bay.

Ancillary streets will be improved in phases: Baltic, Wave Street, Water, Prospect and Canal Streets as well as the esplanade. When all work is completed there will be a total of 950 units, 40, 000 square feet of ground floor retail uses, accessory parking and related improvements.

2. Board of Standards & Appeals Cal. No. 98-14-BZ – 404 Richmond Terrace – Application to permit reestablishment of a banquet facility (catering hall use group -9) with accessory parking located on a separate zoning lot contrary to the provisions of the underlying R5 and R3 A zoning districts. Both properties are located within the St. George Historic District. (This was previously Pavilion on the Terrace).

Mr. Todd Dale, Rothkrug, Rothkrug and Spector, LLP represented the owners/applicant who were in attendance. No additions, or exterior renovations of the existing building are proposed. The facility would include a first floor banquet room accommodating 170 seats with an accessory bar area, and the second floor would include a second dining area with 40 seats. The proposed parking will accommodate a 36 self-park spaces, with additional capacity available in the event valet service is provided.

Questions were asked and answered on both applications.

Members of the Serpentine Arts & Nature Commons as well as John Garcia, Van Duzer Street Civic Association spoke about the proposed development on the steep eastern slope of Grymes Hill which threatens several hundred residents of the streets below the hill with mudslides and flooding. The current plans do not allow access by crucial fire department equipment. The hillside has a base of serpentine rock. The proposed developments are: Cecilia Court and Harbor Lights Court, both off of Howard Avenue.

(A full description of the of the proposals, background and agenda is on file at the Board Office)

Mr. Accornero would like to arrange a meeting with Councilmember Rose and City Planning to address concerns and possible changes to the Hillside Preservation Districts Zoning Text Amendment.

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

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(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

Install double paned insulated windows on both first and second floors,

Install insulation either as decorative interior padding or blown insulation between walls as well as acoustic ceiling on both 1st & 2nd floors to mitigate noise,

Limit amplified music to first floor only and not past midnight,

Landscape both the parking lot and the lot line of 404 Richmond Terrace to provide a vegetative sound buffer between commercial entity and residents,

Provide valet parking and congestion,

Keep garbage receptacles in a discreet area at the furthest point from the nearest residential building; and,

Require all exterior lighting to point downward and away from residential building.

Meeting adjourned at 10:00 P.M.

Labor Committee Minutes –May 13, 2014

Robert Holst Local #3

Eamonn Carey District Council of Carpenters

Joe Andriano President of Staten Island Board of Business Agents

Tom Kempf Local # 1 Plumbers

Meeting opened 7:10pm

Discussion on the upcoming projects in the St. George Area

Emphasis on jobs for people on Staten Island who live on Staten Island, responsible contractors and living up to Area Standards.

Discussion on how the Iron state Homeport Development has workers from out of state and it is not generating tax revenue for NY City.

The biggest question to ask future, potential developers : “How will this project benefit the taxpayers in our community?”

Discussion on Triangle Equities and Empire Outlets Project Labor Agreement

Meeting closed 7:27pm

St. George/West Brighton Area Committee
May 20, 2014
Walker Park Tennis House
50 Bard Avenue
Staten Island, NY 10310

Meeting Minutes

Community Board Members Present

Loretta Cauldwell- Chair
Jeff Mohlenbrok
Linda Eskenas

Non Board Members

Bob Zion

Jennie Meagher

Guests

Asif Litif Shaikh – Tiger Car Service

Marcelo Farciert -

Todd Dale – Attorney – 404 Richmond Terrace

Kecia Weaver – owner 404 Richmond Terrace

Devone Henry – owner 404 Richmond Terrace

John Killcullen.

Laura Barlament – Transportation Alternatives

Fred Marcucci – Morrison Ave

Cris Fumando

Mike Logan

Barbara Logan

Karen & Bob Rose – Morrison Ave

Pablo Vengobchea

Andrew Blanco

- Liquor Licenses

New:

- Panaderia La Mixteca and Deli, 104 Victory Blvd – no issues
- A discussion of Board of Standards & Appeals Application to permit reestablishment of a banquet facility with accessory parking at 400 Richmond Terrace. (This was Pavilion on the Terrace) – The only concerns were run off from the driveway. Perhaps a dry well could be installed. Also, landscaping around the perimeter would be nice.
- New Taxi & Limousine Application for Tiger Car Service to be based at 300 Broadway. There were no concerns since the cars would be off the street in a lot and not idling.
- New Business
 - A group of residents from Morrison Avenue between Broadway and N.Burgher expressed their concerns from an easement between their backyards and a commercial strip of stores and Forest Avenue. There is a sanitary and quality of life concern.
 - They have witnessed grease being poured on the ground from by Pronto Pizza employees.
 - The dumpsters of Bagels, Bread and Butter are continuously overflowing/
 - Similar issues with Green Garden Restaurant.
 - These issues bring rats and other rodents.
 - Two different locations of pooling water at Street corners making it difficult to cross.
 - Corner of N. Burgher and Castleton Ave. at Sacred Heart
 - Corner of DeGroot and Dongan Street.
 - Perhaps catch basins need to be installed.

- Adjournment

Silver Lake, Sunnyside, Westerleigh, Grymes Hills Area Committee Meeting
May 21, 2014

Attendance on file at Board Office

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

We thank everyone in attendance and special thanks to Chairwoman Remauro & the Executive Committee for their support. Our attendance was very respectable. Thanks to everyone who attended.

Issues Sheets were handed to the committee to develop our agenda for the fall 2014

Guest Speaker

Gina Biancardi Director of Casa Belvedere now a cultural institution gave a presentation of the array of activities and membership opportunities

Votes

Committee approved unanimously for a full liquor license for Casa Belvedere @ 79 Howard Avenue.

Committee approved unanimously for a full liquor license for (Wagner College) Compass Group USA Inc. 631 Howard Avenue SI NY 10301.

Other issues discussed

Request that State DOT extend Staten Island Expressway Service Road (northern side) Westbound from Little Clove Road –using right of way from demolished Richmond Parkway interchange to connect Todt Hill Road Exit and Reon Avenue for Full Continuity.

Request testimony from Westerleigh Improvement Society on Water board hearings and adopt as our own.

Meeting adjourned at 8:15 pm