

COMMUNITY BOARD #1 FULL BOARD MEETING JUNE 11, 2013 – 8:00 P.M.

ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

Leticia Remauro, Chairwoman

MEMBERS

Vincent Accornero
Anjail Ameen-Rice
Larry Beslow
Jeannine Borkowski
Marilyn Brown, Excused
Loretta Cauldwell
Anthony Cosentino
Steve Douglas, Excused
George Doyle
Linda Eskenas
Timothy Forsyth
Victoria Gillen
John Guzzo
Sunny Jain, Excused
Wilma Jones, Leave
John Keiser, Excused
Timothy Kuhn
Lisa Lattanzio
Norman Light
Priscilla Marco, Excused
Jeffrey Mohlenbrok
Pearl Minsky
Olef Olsen
Friday Ogbewe
John Pabone, Absent
Ernest Paige
Catherine Paradiso
Fran Reali
Leticia Remauro
Marjorie Ryan
Chris Rooney
Richard Salhaney, Excused
Nicholas Siclari
George Sona, Excused
John Strandberg, Excused
Ken Tirado
George Turner, Excused
Curt Ward, Excused
George Wonica, Jr.
Camille Zarrelli
Richard Zichettello

GUESTS

Inspector John Sprague, Commander 120th Pct.
Inspector Terence Hurson, Commander 121 Pct.
Captain Kamper, 120th Pct.
Det. Rios, 120th Pct.
Officer LaRose, Career Development NYPD
Michael Bryantsev, Rep. BP James Molinaro
Veronica Morawek, Rep. Cong. Michael Grimm
Julie Levine, Rep. Senator Andrew Lanza
Jeanette Beck, Rep. Councilman James Oddo
Jessica O'Leary, Rep. MOA Michael Cusick
Mark Zink, Rep. MOA Matthew Titone
Michael Schnall, NYC Parks & Recreation
Lt. Vincent A. Saihato, FDNY
Michael Morrell, President Westerleigh Improv. Society
Denise Lakeman, Friends of Westerleigh Park
Eric Patterson, Friends of Westerleigh Park
George Bramwell, Pres. Serpentine Arts & Nature Commons
Theo Dorian, President St. George Civic
John Kilcullen, St. George Civic
Michael Harwood, St. George Civic
Bob Zion, St. George Civic Assn.
Peter Lisi, Bay Street
JoAnn Sacks, Bay Street Landing
Deborah Ramos, Bay Street Landing
Mirjania Luczun, Mud Lane Society
John Strand, Bay Street Landing
Devlin Grewal, Boy Scout Troop 37
Michi Ymaguchi, Bay Street Landing
Sarah Gowell, Bay Street Landing
Marsha Russell, Bay Street Landing
Phil Rampulla, Rampulla Associates, Rep. Casa Belvedere
Eric Palatnik, Rep. 1815 Forest Avenue
Richard Lobel, Sheldon Lobel, PC, Rep. Cecilia Court
Daniel Remme, Serpentine Arts & Nature Commons
Jennifer Knight-Hamilton, Neighborhood Housing Services
Neil Pisane, Serpentine Arts & Nature Commons
Dan Scelsi, Westerleigh Resident
Approximately 50 -75 Union Workers

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate
Paul Dolcimascolo, Intern Curtis HS

A Land Use Public Hearing was held prior to the Board Meeting. Applications were presented, discussed and voted on. All of the motions will be presented to the Full Board following the Land Use Public Hearing under the Land Use Committee report.

1. Board of Standards & Appeals Application No. 120-13-BZ – Application to permit an eating and drinking establishment with accessory drive-through facilities within a new commercial building in a C1-1 (R3-2) zoning district at 1815 Forest Avenue. (Going to tear down existing McDonald's at Forest Avenue and Morningstar Road and build a new McDonald's)

Mr. Eric Palatnik, P.C. stated that the plans are to construct a new one-story commercial building that will contain a McDonald's will occupy approximately the same footprint as the existing structure with 42 parking spaces. The special permit is needed to for drive through facilities, which will occupy approximately the same footprint as the existing drive-through facilities, but will provide a second lane at the ordering point, thereby increasing the reservoir space for vehicles using the drive-through services.

Motion made, seconded and passed unanimously by the Land Use Committee to approve as submitted

2. Casa Belvedere – 79 Howard Avenue – Approval letter is needed for the modification of the previously approved Community Board #1 approval of back stair tower.

Mr. Phil Rampulla showed the modifications to the previously approved rear stair tower. Approval is needed by the Landmarks Preservation Commission.

Motion made, seconded and passed unanimously by the Land Use Committee to approve as submitted.

3. Department of City Planning Application No. N 130150 CMR – Renewal of previously approved authorization by Community Board #1 of 14 detached two-family residents located at 24-48 Hendricks Avenue and 109-137 Benziger Avenue in the Special Hillside Preservation District.

The Board originally approved the plans in October of 2008 with the following conditions:

- ❖ **that the buildings are constructed utilizing green technology such as low e-glass, roof shingles made from recycled material, low flow toilets;**
- ❖ **That the historic wall on Westervelt Avenue be preserved and that the retaining wall on Benziger Avenue be constructed using natural stone similar to that of the Westervelt Avenue wall, and;**
- ❖ **That native plant species be selected for the landscape to fit in with the surrounding environment, and;**
- ❖ **The house on the corner of Benziger and Westervelt Avenues be oriented so that the front door faces Westervelt Avenue to fit in with the character of the existing homes but that the driveway remain on Benziger Avenue and not interfere with the Westervelt Avenue wall.**

There was some discussion with the St. George Civic Association about making 17 one-family homes.

Motion made, second and approved by the Land Use Committee to approve the renewal authorization with its original conditions noted below with a recommendation that the applicant consider building 16 1-family homes and 2 2-family homes.

- ❖ that the buildings are constructed utilizing green technology such as low e-glass, roof shingles made from recycled material, low flow toilets;
- ❖ That the historic wall on Westervelt Avenue be preserved and that the retaining wall on Benziger Avenue be constructed using natural stone similar to that of the Westervelt Avenue wall, and;
- ❖ That native plant species be selected for the landscape to fit in with the surrounding environment, and;
- ❖ The house on the corner of Benziger and Westervelt Avenues be oriented so that the front door faces Westervelt Avenue to fit in with the character of the existing homes but that the driveway remain on Benziger Avenue and not interfere with the Westervelt Avenue wall.

4. Board of Standards & Appeals Application Nos. 131-13-A – 132-13-A – Application seeks to construct two new single-family homes which does not front on a mapped street located at 43 and 47 Cecilia Court off of Howard Lane.

Mr. Richard Lobel presented plans for the two homes. The application is seeking a waiver to permit the construction of two-single family residences that does not front on a mapped street. Previously under Cal. No. 209-72-A a grant was received by BSA to construct a single-family home. Additional improved fire safety measures, including a new cul-de-sac with a 70' diameter for emergency vehicle access, and a new fire hydrant connected to a new 8" water main.

The Serpentine Arts and Nature Common opposes the applications for the following reasons:

- the developer has not submitted a complete plan for the project
- the Fire Department already has noted that the access road for the project does not meet their standards
- the project proposed is on an extremely steep hillside with an average slope of over 20.3%
- the project would cause massive disruption of the hillside including the excavation of over 109 truckloads of soil and rock from this steep hillside and the stripping of approximately 6,000 square feet of water absorbing trees and ground cover
- the project is in violation of at least eight sections of hillside zoning rules; and,
- runoff from this disruption would threaten over 80 townhouses and a major traffic artery below the project site:

Motion made, seconded and approved by the Land Use Committee to deny the application for safety concern and limited FDNY access afforded by the proposed access road for these multiple units.

5. Department of City Planning Zoning Text Amendment No. N 130331 ZRY – Flood Resilience Zoning Text Amendment to enable flood-resilient building construction throughout designated flood zones. The proposal is needed in order to remove regulatory barriers that would hinder or prevent the reconstruction of properties damaged by Hurricane Sandy. It is also needed to enable new and existing buildings to comply with new, higher flood elevations issued by the Federal Emergency Management Agency, and to new requirements in the Building Code. A joint meeting was previously held with all 3 boards, at Borough Hall where a presentation was given.

Motion made, seconded and approved unanimously by the Land Use Committee to approve the amendment with the condition that the special permit provisions be reviewed and

administered by the City Planning commission as opposed to the Board of Standards and Appeals.

A Land Use Public Hearing was held on June 3, 2013 regarding the Wheel/Outlets/Hotel. Minutes are in the packet. Motions for those applications and all of the above motions will be made under the report of the Land Use Committee along with all of the above motions.

Land Use Meeting closed at 8:07 P.M.

BOARD MEETING

Chairwoman Leticia Remauro called the Full Board Meeting to order at 8:10 P.M.

Roll call attendance taken. Quorum present.

Motion made, seconded and approved to accept May 2013 Full Board Minutes.

Inspector Terence Hurson, Commander of the new 121st Police Pct. was introduced and welcomed to Community Board #1. He was joined by Inspector John Sprague, 120th Police Pct. Captain Kamper, 120th Pct. and Police Officer Rios, Community Affairs Officer 120th Pct. The new Pct. is expected to go into operation on July 1, 2013 and will be covering the Mariners Harbor/Port Richmond sections of the Island in Community Board #1, Jewett Avenue is the cut off.

PUBLIC SESSION

Ms. Robin Levin spoke of the significant change in character the landscape of the St. George Waterfront is going to have due to the parking garage, wheel outlets.

Mr. Mike Morrell spoke about in favor of the Land Use Committees recommendations for the Wheel and other projects at the St. George Waterfront.

Mr. Keith Johnston, Building Trade spoke in having local union workers in all aspects of building the projects at the St. George Waterfront.

Mr. Stan Sacks spoke in favor of the Northshore Greenway Conservancy and asked people to join and support.

Debbi and Jean spoke of crisis counseling offered at the International Christian Center located at 1501 Richmond Avenue.

Lt. Vincent A. Saihato, FDNY spoke of fire safety education, including plugging in air conditioners to dedicated outlets and power strips, backyard fires etc. Lt. Saihato was available for questions. Lt. Saihato spoke of a blood drive.

Richard McMahon spoke in favor of the St. George Waterfront projects and thinks it would be good for all of Staten Island.

Thomas Orlando, Mendy Mirocznik, Jeffrey Manzer, Eastman Carey and Mirhajana Luczun spoke in favor of the St. George Waterfront projects and urged both applicants to use union trade people who are qualified and experienced.

Ms. Susan Bradley spoke opposing the St. George Waterfront projects.

P.O. Brenda LaRose announced the upcoming police officer exam at CSI on June 23, 2013.

Ms. Jacqueline Jutttones spoke of the NY Organics collection program which had started in Westerleigh. For more information contact Ms. Junttones at jkjunttones@gmail.com.

Ms. RoseAnn McCallister, South Beach Civic Association spoke about saving the chapel at Mt. Manresa.

OFFICERS' REPORTS

FIRST VICE-CHAIRMAN, ANTHONY COSENTINO – No report.

SECOND VICE-CHAIRMAN, CHRISTOPHER ROONEY – No report.

THIRD VICE-CHAIRMAN, FRIDAY OGBEWELE – No report.

TREASURER, LARRY BESLOW – No report.

SECRETARY, NICHOLAS SICLARI - There were no other nominations or call for Candidate forms received to run for a position on the Executive Committee in April or May. Call for Candidate forms were received for the current Executive committee for their current positions in May. Ballots were cast the following. Leticia Remauro, Chairperson; Anthony Cosentino, First Vice-Chairperson; Christopher Rooney, Second Vice-Chairman; Friday Ogbewele, Third Vice-Chairman; Larry Beslow, Treasurer and Nicholas Siclari, Secretary.

CHAIWOMAN, LETICIA REMAURO – Chairwoman Remauro thanked everyone for their hard work and time they have put in all year, Community Board Chairs, members, the Police Department, especially Quania Rios and the Community Affairs Officers, Elected Officials and their representatives, Agencies and their representatives, Civic Associations and residents. A lot has gotten accomplished and a lot more still needs to be done.

Chairwoman Remauro reminded everyone that her firm does work for Cassandra Properties who works with BFC on the proposal for the Outlets and will be abstaining from all votes concerning the applications.

Chairwoman Remauro asked everyone to stay after the meeting for refreshments.

DISTRICT MANAGER, JOSEPH CARROLL - Mr. Carroll wished everyone a happy and safe summer.

FUNCTIONAL COMMITTEE REPORTS

LAND USE, VINCENT ACCORNERO – A Land Use Public Hearing was held on June 3, 2013 at Brighton Heights Church on the St. George Waterfront Developments for the Wheel, Outlets, Catering Hall, and Hotel and a Land Use Public Hearing prior to the Board Meeting this evening. The following motions were presented, discussed and voted on as follows:

MOTION: to approve the Observation wheel, hotel, catering facility, outlets with the following conditions:

Whereas, it is extremely important that all applications are approved to utilize and develop the St. George Waterfront to attract tourists, service community residents and be an economic benefit to all,

Be it Hereby Resolved that: Community Board #1 approves the St. George Waterfront Redevelopment Application Nos. C130315 ZMR, C 130317 ZSR, C130318 ZSR, C130319 PPR and C 130320 PPR with the following conditions

- A) All plantings are low growing to allow view corridors.**
- B) Both operators provide off-site parking (beyond interim construction) with shuttle service to meet demands for all users during peak utilization.**
- C) All parking rates be at existing market rate or lower and any future increase be subject to review and approval by Community Board #1**
- D) Priority should be given to members of the NYC Building Trades, Staten Island businesses, organized, unorganized, woman and minority workforce for all aspects of construction and, include a project labor agreement with NYC Building Trades by BOTH developers.**

Be it further resolved that: 100% of the monies collected for rent by both projects by the New York City Economic Development Corporation be used to fund and maintain the following improvements:

- 1. Smart Lights throughout the corridor from Bay Street Landing/Richmond Terrace Corridor and its feeder roads; Victory Blvd., Jersey Street, Nicholas Streets, Bank Street, Hill Street, Wall Street etc.**
- 2. Widen and reconfigure Richmond Terrace including a bike lane.**
- 3. Both Developers widen Bank Street from Richmond Terrace including a bike lane (Per FDNY)**
- 4. 24 hour 7-day a week ½ hour Ferry Service**
- 5. Create and secure a continuous coastal restoration and protection along the north and east shore from Ft. Wadsworth to the Goethals Bridge.**
- 6. The North Shore Greenway Trail – Fully funded and completed from Ft. Wadsworth to the Goethals Bridge, to include safe and secure waterfront access, pathways, lighting benches, signage etc.**
- 7. Fixing the promenade at Bay Street Landing – Removal of all the pilings from Hurricane Sandy, restoration and protection.**
- 8. An HOV lane that would accommodate a north shore rubber wheel trolley along Richmond Terrace to the Bayonne Bridge**
- 9. Improve the St George Ferry Terminal circulation by having all riders disembark through the north side of the terminal during the hours of 10am and 4pm daily so that the separation of tourists from commuters can occur easily with tourists being drawn to the north through the glass doors leading to the Empire Outlets/Wheel/Promenade and commuters being drawn south toward public transportation options.**
- 10. Improve the St. George Ferry Kiss and Ride St. George Ferry Terminal by removing the fence, security booths and ferry worker parking and placing a sidewalk with security bollards and planting within a 15 foot buffer surrounding the ferry maintenance facility and also build a sidewalk connecting the existing sidewalk that is cut off by the current security fence that encompasses a private parking lot and the Ferry Maintenance Facility. That sidewalk should continue through the property and into the former Coast Guard/Triangle Equities Site to connect with the Bay Street Landing Promenade. This sidewalk should have lighting, seating, planting and security bollards (especially as it passes the Ferry Maintenance Facility) in order to provide a double layer of protection. What was once private parking for Ferry Maintenance Facility should then be used as public parking space. All security booths should remain within the 15 foot buffer for the Ferry Maintenance Facility. Signage should be installed encouraging visitors to see the public plaza and fishing pier and other attractions that will come with the development of the former Coast Guard/Triangle Equities site.**

11. Deck over the remaining parking lot and train tracks adjacent to the bus ramps to create more public access and space and,
12. Provide a (Kiosk) for Department of Cultural Affairs to encourage use of and access to Staten Island Cultural and recreational institutions (Snug Harbor Cultural Center Staten Island Institute of Arts and Sciences, SI Zoo, Etc.)

Motion seconded. Motion passed 25-1-0 (3 ineligible)

Motion made and seconded to approve Board of Standards & Appeals Application No. 120-13-BZ – Application to permit an eating and drinking establishment with accessory drive-through facilities within a new commercial building in a C1-1 (R3-2) zoning district at 1815 Forest Avenue. (Going to tear down existing McDonald’s at Forest Avenue and Morningstar Road and build a new McDonald’s)

Roll Call vote taken. Vote passed 28-0-0.

Casa Belvedere – 79 Howard Avenue – Approval letter is needed for the modification of the previously approved Community Board #1 approval of back stair tower.

Motion made, seconded and approved unanimously to send letter of no objection.

Department of City Planning & Application No. N 130150 CMR – Renewal of previously approved authorization by Community Board #1 of 14 detached two-family residents located at 24-48 Hendricks Avenue and 109-137 Benziger Avenue in the Special Hillside Preservation District.

Motion made, second and approved by the Land Use Committee to approve the renewal authorization with its original conditions noted below with a recommendation that the applicant consider building 16 1-family homes and 2 2-family homes.

- ❖ that the buildings are constructed utilizing green technology such as low e-glass, roof shingles made from recycled material, low flow toilets;
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- ❖ That native plant species be selected for the landscape to fit in with the surrounding environment, and;
- ❖ The house on the corner of Benziger and Westervelt Avenues be oriented so that the front door faces Westervelt Avenue to fit in with the character of the existing homes but that the driveway remain on Benziger Avenue and not interfere with the Westervelt Avenue wall.

Roll call vote taken. Vote passed 28-1-0.

Board of Standards & Appeals Application Nos. 131-13-A – 132-13-A – Application seeks to construct two new single-family homes which does not front on a mapped street located at 43 and 47 Cecilia Court off of Howard Lane

Motion made, seconded to deny the application for safety concern and limited FDNY access afforded by the proposed access road for these multiple units. Roll call vote taken. Vote passed 29-0-0 to deny the application.

Department of City Planning Zoning Text Amendment No. N 130331 ZRY – Flood Resilience Zoning Text Amendment to enable flood-resilient building construction throughout designated flood zones. The proposal is needed in order to remove regulatory barriers that would hinder or prevent the reconstruction of properties damaged by Hurricane Sandy. It is also needed to enable new and existing buildings to comply with new, higher flood elevations issued by the Federal Emergency Management Agency, and to new requirements in the Building Code.

Motion made to approve with the condition that the special permit provisions be reviewed and administered by the city Planning Commission as opposed to the Board of Standards & Appeals.

Roll call vote taken. Vote passed 29-1-1.

LABOR, NICHOLAS SICLARI – The Labor Committee will be watching to see the approvals of the wheel outlets etc.

PUBLIC SERVICES/HUMAN SERVICES, LISA LATTANZIO, SUNNY JAIN – NY4Parks spoke of their Parks Platform 2013. The report will be in the packet next month.

YOUTH SERVICES, MARILYN BROWN – Mr. Tim Kuhn called up Mr. Paul Dolcimalscolo, Intern Curtis HS and presented him with a certificate of appreciation for the help he has given the Board this year. Ms. Karizma Figuerua also received a certificate for her help, this year, she was not present at the meeting.

RULES & LEGISLATIVE AFFAIRS, PRISCILLA MARCO – No report.

BUDGET & FINANCE, ANTHONY COSENTINO- No report.

WATERFRONT, CURT WARD – The report is in the packet.

AREA COMMITTEE REPORTS

CLIFTON/CONCORD/STAPLETON, LARRY BESLOW – The minutes of the meeting are in the packet.

WEST BRIGHTON/ST. GEORGE/NEW BRIGHTON, LORETTA CAULDWELL – The minutes of the meeting are in the packet.

MARINERS HARBOR/PORT RICHMOND, ANJAIL AMEEN-RICE – The minutes of the meeting are in the packet. The committee approved unanimously Northfield LDC resolution to apply to NYS for Main Street funds. The Board had no objection.

SILVER LAKE/SUNNYSIDE/WESTERLEIGH/WILLOWBROOK, KEN TIRADO – No minutes.

ROSEBANK/FT. WADWORTH, JOHN GUZZO – The minutes of the meeting are in the packet.

OLD BUSINESS

NEW BUSINESS

MEETING ADJOUNED.

