

COMMUNITY BOARD #1 FULL BOARD MEETING – MARCH 12, 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, Excused
Marilyn Brown, Excused
Loretta Cauldwell
Anthony Cosentino
Steve Douglas
George Doyle, Excused
Linda Eskenas
Timothy Forsyth
Victoria Gillen
John Guzzo
Sunny Jain
Wilma Jones, leave
John Keiser
Timothy Kuhn, Excused
Lisa Lattanzio, Excused
Priscilla Marco
Jeffrey Mohlenbrok
Pearl Minsky
Olef Olsen
Friday Ogbewele
John Pabone, Absent
Ernest Paige
Catherine Paradiso
Vincent Pompa
Fran Reali
Leticia Remauro
Marjorie Ryan
Chris Rooney
Richard Salhaney, Excused
Nicholas Siclari
George Sona
John Strandberg, Excused
Ken Tirado
George Turner
Curt Ward
George Wonica, Jr.
Camille Zarrelli

GUESTS

Adena Long, SI Parks Borough Commissioner
Brandon Patterson, Rep. Councilmember Debi Rose
Jeanette Beck, Rep. Councilman James Oddo
Mark Zink, Rep. Assemblyman Matthew Titone
Eric Anderson, Rep. Senator Andrew Lanza
Patty Kettles, NY Public Library
Michael Rieser, Grow NYC
Andrew Blancero, Snug Harbor
Michael Morrell, President Westerleigh Improvement Society
Eric Patterson, Friends of Westerleigh Park
Georgette Lakeman, Friends of Westerleigh Park
Santhosh Pawicker, NYPD
Carmelo Rosa, NYPD
Mr. & Mrs. Cusick, Manor Road residents
Bob Zion, St. George Civic Assoc.
Peter Lisi, SI Paramount Theater
Patricia Kane, NYS Nursing Association
Dr. Patel, SI Physician Practice
M. Fusco, American Cancer Society
Ethan Goodman, Rep. 1565 Forest Avenue
Nick Brown, KIMCO Realty, 1565 Forest Avenue
Todd Dale, Rothkrug, Rothkrug and Spector, Rep. 4 Wiman Place
Alfonso Duarte, P.E., Rep. 438 Targee Street
Rafael Arias, 438 Targee Street

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

A Land Use Public Hearing was held prior to the Board Meeting. Land Use Chairman Vincent Accornero called the Public Hearing to order at 7:06 P.M.

1. Department of City Planning Application No. N 130084 ZAR - Forest Avenue Shoppers Town Retail Expansion -1565 Forest Avenue – in connection with a 1-story, approximately 8,000 square-foot enlargement of an existing retail development – reduction of the parking requirements, modification of the landscaping provisions.

Mr. Ethan Goodman showed plans of the proposal. There are plans to demolish the building where Wholesale Liquidators was and the 3 stores directly beside and build a brand new Stop and Shop. There are currently 764 existing spaces, the applicant is proposing 770 spaces. There is ample parking for the Stop and Shop and other stores in the plaza. A comprehensive reconfiguration and upgrading for the existing parking lot is proposed. In addition, there are proposed changes to add perimeter landscaping and interior planted islands complying with the landscaping requirements. There are also plans to modify the two easternmost existing curb cuts on Forest Avenue by eliminating one curb cut and landscaping that area, and reducing the width of the other curb cut. Another existing curb cut on Barrett Avenue will be reduced in width to 20 feet. Lastly, the application requests to legalize the existing 13,360 square-foot building housing the CVS drugstore.

The loading dock will be fully enclosed.

There were some concerns of the trucks coming in the back of the store.

Full plans are on file at the Board Office.

Motion made and seconded to approve as submitted.

Roll call vote taken. Vote passed unanimously.

2. Board of Standards & Appeals Application Cal. NO. 58-13-A – Appeal to the Board of Standards & Appeals to permit construction of a twelve-unit residential building located within the bed of a mapped but unbuilt street on Wiman Place, Rosebank.

Mr. Todd Dale, representing the applicant explained that at the present time, Wiman Place is partially and irregularly paved and improved at the subject location, providing access between Sylvaton Terrace to the north and Church Lane to the south. Plans for the proposed development call for widening this paved and improved portion of Wiman Place to a width of 38 feet, maintaining and substantially improving the existing access between Sylvaton Terrace and Church Lane. It is proposed to develop a cellar and three-story, twelve-unit residential building with 10,244 square feet of floor area. As per the zoning regulations, proposed building will include 8 accessory off-street parking spaces, 7 will be located in the cellar of the proposed building.

Rosebank Chairman, John Guzzo had concerns regarding the amount of parking spaces that are being provided and, what the apartments were going to be, studios, one bedroom.

Mr. Accornero said that what the apartments are going to be is not part of the application, and the parking that is proposed is what is required by the zoning.

Motion made and seconded to approve the application with the condition that the building footprint be reduced and parking be increased to a 1 spot to 1 unit ratio.

Roll call vote taken, vote passes.

3. Board of Standards & Appeals Application No. 2-13-BZ –Application to legalize extension for retail use in a residential district at 438 Targee Street.

Mr. Durate, representing the applicant stated that the variance application is to legalize an enlargement that was made to the existing one-story building on the site prior to 2001. It is proposed to allow the owner of the Use Group 6 food store that occupies the legal part of the building to create a new retail use in the now vacant enlargement. The site is in a R3A District. The enlargement was made prior to 2001 when the current owner bought the building. The enlarged portion contains approximately 563 square feet of floor area.

Mr. Larry Beslow said his committee reviewed the application but left it up to the decision to the Land Use Committee.

Questions were raised as to what the enlargement would be used for?

The owner was unsure what the enlarged portion would be used for since it is not legal right now.

Mr. Accornero reminded everyone that the use is not a factor of the application and, whatever would be put there would have to follow the same rules as a Use Group 6.

Mr. Ogbewele asked that the application be tabled until the next Stapleton/Clifton/Concord Area Committee Meeting for more information.

Roll call vote taken, vote passed to table to the next Stapleton/Clifton/Concord Area Committee Meeting.

CHAIRWOMAN LETICIA REMAURO CALLED THE MEETING TO ORDER AT 8:10 P.M.

Pledge of Allegiance.

Roll call attendance taken, quorum present.

Motion made and seconded to accept February 2013 Board Minutes, minutes accepted.

PUBLIC SESSION

Mr. Andrew Blancero spoke of a master composter course at Snug Harbor. The NYC Compost Project Master Composter Certificate Course is a train-the-trainer program with a community service component. This course was developed by the [NYC Compost Project](#) and the [DSNY Bureau of Waste Prevention, Reuse and Recycling](#). ▶ [course description](#) ▶ [course dates](#).

Mr. Blancero also spoke of the upcoming St. George Day. For more information contact Mr. Blancero at ABlancero@snug-harbor.org

Mr. Michael Reiser, Grow NYC urged everyone to keep recycling, brought recycling stickers and, spoke of the NYC SAFE Disposal Event to be held on Staten Island on Sunday, April 24, 2013 at the Staten Island Mall. You can bring old electronics, automotive materials such as antifreeze, batteries, etc. household items, paints etc.

Ms. Patricie Kane spoke of the closure of the inpatient detoxification services at Bayley Seton Hospital (RUMC). Ms. Kane urged all to write to the State Legislators to keep the services open.

Dr. Patel, Staten Island Physician Practice as well as a representative from the American Cancer Society spoke of the importance of getting colonoscopy's once you have reached the age of 50. If colon cancer runs in your family and your doctor advises you to go sooner, you should get checked.

Commissioner Adena Long showed a power point presentation of the beaches and parks that were affected by Hurricane Sandy and what has and is being done to restore the parks. Volunteers are needed please contact the board office at lcrosby@cb.nyc.gov if you would like to volunteer.

OFFICERS REPORTS

FIRST VICE-CHAIRMAN, ANTHONY COSENTINO –Mr. Cosentino read the following letter regarding our responses to the proposed FY 2014 Budget which was included in everyone's packet:

Dear Mayor Bloomberg:

Staten Island Community Board 1 would like to present you with our comments regarding your proposed FY 2014 Budget.

Recognizing That New York City is under fiscal constraints, we are limiting our comments to six significant matters.

1. Relocation of Sanitation's District 1 garage to Fresh Kills – while the response indicates the Agency's willingness to accomplish the move, there has been no funding provided to make the move happen. Considering that the garage was to have been relocated a decade ago and considering that the FY14 budget contained funds for garages to be built both in Manhattan and Brooklyn for more than \$120 million dollars each, it is unfair to continue to burden the economically depressed Jersey Street community with this facility; moreover, it is environmentally unjust to make this community endure the garage's continued presence when the City has ample room to relocate it to free City-owned property at Fresh Kills – a move that would provide a new machine shop and combined Sanitation District 1/3 facility. Realizing that it would cost DOS approximately \$76 million dollars (as stated by DOS by email to Councilmember Rose) for Staten Island to receive a combined facility that would benefit two service distribution areas and a machine shop that would benefit the whole of a borough while also removing a potential health hazard; economic deterrent and traffic obstacle from an area that DCP considers pivotal for economic development in its recently released North Shore Study should compel you to fund this site of the SI District 1 Garage immediately.

2. Implementation of Drainage Plans – the response indicated the Agency needs further study of the issue but considering that SICB1 has met with, discussed and proposed this for 20 years, the Agency's response is incomprehensible. The impact of inaction over these years can be seen along Forest Avenue where businesses have been severely damaged by rain water, especially Afternoon's; the Coffee and Tea Market; Café Milano; Yogurberry; Kyoto Sushi; Randall Manor Pharmacy; Andrea S. Morse, Esq.; Always There Respiratory Care; Pretty Woman; JJ Nail Salon; The Country Mouse (which had to close for one month; and, SI Bank and Trust (which closed for one week). These selected examples do not speak to the residential damage or the damage to the streets and sidewalks that the lack of storm sewers cause, nor did the damaged endured by areas such as Victory Boulevard. In order to provide economic viability along this retail corridor, we request that you direct your agency to fund this project in full.

3. Purchase the old hospital campus at 101 Castleton Avenue for mixed use development – incredibly, this also evinced a response of "further study by the agency." The Agency has been managing this property for two decades during which time the property has slipped into dissolution and revered Staten Island landmark was destroyed. Much like the relocation of the Sanitation garage, the inattention to this property continues to depress the economy and social structure of the nearby Jersey Street community, therefore we request that you direct your agency to fund this request in full and

begin legal action to acquire this property so that it can be developed in an historically sensitive and sustainable manner.

4. Increased funding for Parks – every one of our requests to fund park projects have been answered by the agency recommending we seek Borough Presidential or City Council funding. Considering that Staten Island contains 7,523.172 acres of parks and is expecting to add another 2200 acres with the creation of the Fresh Kills Park and that the Bronx contains 7,085.176 acres, Brooklyn contains 4,562.263, Manhattan contains 2,732.408 acres and Queens contains 7,272.669 acres, it is unconscionable your agency would be directing us to our local elected officials to seek funding for upkeep when we are the borough with the most acreage and the smallest budget. We therefore request that you direct your agency to fully fund all of the parks items requested by CB1 including the North Shore Greenway Trail and Luis Lopez Park.

5. Now that all the Rosebank parochial schools are closed and the pressures on the already overcrowded P.S. 13 have been ramped-up, the children of this large and growing community need to have access to a public library to ensure that they have equal educational opportunities commensurate with all our other CB1 communities.

6. Install Smart Lights along bus routes on Forest Avenue, Victory Boulevard, Castleton Avenue, Clove Road, Bradley Avenue, Jewett Avenue, Bay Street, and Hylan Boulevard to facilitate the movement of traffic.

Staten Island has consistently received the smallest piece of the budget pie even though we are the fastest growing borough of the five and our per capita income is the highest in New York City. We respectfully request that you reevaluate your responses to the above items and direct your agencies to fund them fully.

Thank you for your attention to this matter.

Carbon copies to go to : Hon. A. Cuomo, Hon. M. Bloomberg, Hon. M. Grimm, Hon. J. Molinaro, Hon. A. Lanza, Hon. L. Tobacco, Hon. M. Titone, Hon. D. Rose; Hon. V. Ignizio; Hon. J. Oddo, Hon. C. Schumer, Hon. N. Malliotakis, Hon. M. Cusick; and Hon. D. Savino

Motion made and seconded to send the letter. Reverse roll call vote taken, vote passes unanimously.

SECOND VICE-CHAIRMAN, CHRISTOPHER ROONEY – No report.

THIRD VICE-CHAIRMAN, FRIDAY OGBEWLE – No report.

TREASURER, LARRY BESLOW – The Treasurer's report is in the packet.

SECRETARY, NICHOLAS SICLARI – Mr. Siclari has been following up regarding BFC working with the Unions for the Harbor Commons development.

DISTRICT MANAGER, JOSEPH CARROLL – Mr. Carroll did not have anything to report except that in an e-magazine, City and State, they calculated the 100 most powerful Elected Officials and Congressman Grimm and District Attorney Daniel Donovan and Councilman James Oddo were named on the list.

CHAIRWOMAN, LETICIA REMAURO – Ms. Remauro announced that the Community Board marches in the St. Patrick's Day Parade each year. All are invited to march, bring your children family etc. The parade is on March 17, 2013 – 11:45 line-up on Hart Blvd. and Gregg Place.

LAND USE, VINCENT ACCORNERO - The Land Use Public Hearing was held prior to the Board Meeting.

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Motion made and seconded to approve as submitted.

Roll call vote taken, vote passed 27-0-0.

2. Board of Standards & Appeals Application Cal. NO. 58-13-A – Appeal to the Board of Standards & Appeals to permit construction of a twelve-unit residential building located within the bed of a mapped but unbuilt street on Wiman Place, Rosebank.

Motion made and seconded to approve the application with the condition that the building footprint be reduced and parking be increased to a 1 spot to 1 unit ratio

Roll call vote taken. Vote passed 26-1-0.

LABOR, NICHOLAS SICLARI – No report.

PUBLIC SERVICES/HUMAN SERVICES, SUNNY JAIN, LISA LATTANZIO – No quorum, no meeting.

YOUTH SERVICES, MARILYN BROWN – No quorum, no meeting.

RULES & LEGISLATIVE AFFIARS, PRISCILLA MARCO – No meeting, no report.

BUDGET & FINANCE, ANTHONY COSENTINO – Report under First-Vice-Chairman.

WATERFRONT, CURT WARD – The minutes of the meeting are in the packet.

TRANSPORTATION, CURT WARD – The minutes of the meeting are in the packet.

AREA COMMITTEE REPORTS

NEW BRIGHTON/WEST BRIGHTON/ST. GEORGE, 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.

SILVER LAKE/SUNNYSIDE/WESTERLEIGH/WILLOWBROOK – The minutes of the meeting are in the packet.

ROSEBANK/FT. WADSWORTH/SHORE ACRES, JOHN GUZZO – The minutes will be included in the packet next month.

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

OLD BUSINESS

NEW BUSINESS

Meeting adjourned at 9:30 P.M.

