

**Land Use Motions to be presented to the Full Board November 9, 2010**

1. Department of City Planning Application No. N 110090 ZRY - Key Terms Clarification Text Amendment to clarify the meaning and usage of the key terms "development and "building. In addition the Department of City Planning proposes other text modifications that are necessary to clarify the intent of the Zoning Resolution, resolve conflicting regulations, or ring a regulation into accordance with current Department of Buildings practice.

**Vote passed Land Use Committee unanimously.**

2. Board of Standards & Appeals No. 177-10-BZ – application to permit construction of a three-story, single-family dwelling with non-compliant front-yard, side-yard, parking location and lot coverage at **8 Orange Avenue.**

**Motion made and seconded to deny the application based that the building is out of character of the neighborhood, building to the lot line does not conform with any other developments in the area the curb cuts will cause pose an increase to an existing hazardous condition.**

**Vote passed Land Use Committee unanimously to deny the application.**

**COMMUNITY BOARD #1 AGENDA – NOVEMBER 9, 2010 - 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

**OFFICERS' REPORTS**

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

Deputy Inspector Denesopolis, Commanding Officer, 120<sup>th</sup> Pct. and Michael E. Jones, Esq., Deputy Chief Executive Officer, State Liquor Authority have been invited to attend.

Mr. James Capozzi, F.B.I. will give a brief presentation.

Certificates of Appreciation will be given to the Red Storm Drummers and Dance Troop and the Lenape Indian Nation.

Report of District Manager, Joseph Carroll  
Jeanne Hogan, Parliamentarian

**FUNCTIONAL COMMITTEE REPORTS**

- Rules & Legislative Affairs
- Land Use, Vincent Accornero
- Budget & Finance, Anthony Cosentino
- Waterfront, Curt Ward
- Human Services, Lisa Lattanzio
- Transportation, Jeanne Hogan
- Labor, Nicholas Siclari
- Public Services, Sunny Jain
- Youth Services, Marilyn Maria Brown

**AREA COMMITTEE REPORTS**

- Clifton/Concord/Stapleton, Larry Beslow
- West Brighton/St. George, Co-Chair Sean Sweeney
- Mariners Harbor/Port Richmond, Anjail Ameen-Rice, Chairperson
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Ken Tirado
- 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 or sicb1b@si.rr.com.

COMMUNITY BOARD NO. 1  
TREASURER'S REPORT – FY'11

November 2010

<u>CODE</u>	<u>ALLOCATED TO 07/01/11</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 - Supplies	\$ 1,595.00	\$ 143.12	\$1,451.88
101 - Printing Expense	200.00	-0-	200.00
110 - Food & Forage	1,150.00	282.35	867.65
117 Postage	700.00	-0-	700.00
199 - Data Processing Supplies	450.00	-0-	450.00
314 - Office Furniture	140.00	-0-	140.00
315 - Office Equipment	250.00	-0-	250.00
332 Data Processing Equipment	294.00	-0-	294.00
337 - Books/Subscriptions	100.00	69.95	30.05
400 - Contractual Services	1,000.00*	1,000.00	- 0 -
40B – Communication	3,013.00*	3,013.00	- 0 -
403 – Office Services	150.00	-0-	150.00
412 - Equipment Rental	3,470.00*	3,470.00	- 0 -
700 - Chase Imprest Fund A/C	700.00	700.00	- 0 -
TOTAL:	\$13,212.00	\$ 8,678.42	\$4,533.58

Larry Beslow, CB1 Treasurer

\*Encumbered for FY'11 Contracts

**LAND USE PUBLIC HEARING NOVEMBER 1, 2010 – 8:00 P.M. – BOARD OFFICE**

**MEMBERS**

Vincent Accornero, Chairman  
Christopher Rooney, Co-Chairman  
Marilyn Brown  
Anthony Cosentino  
George Doyle  
Friday Ogbewe  
Leticia Remauro, Ex. Officio  
Ken Tirado  
Harold Wagner  
Mark Washington  
George Wonica, Jr., Absent  
Camille Zarrelli, Excused

**GUESTS**

James Miraglia, Deputy Dir., SI Dept. of City Planning  
Roselle Leader, SI Dept. of City Planning.  
Todd Dale, Rothkrug and Rothkrug, Rep. 8 Orange Ave.  
Dee Ladenburg, SI Taxpayer's Assoc.  
Peter Lisi, 50 Bay Street  
John Kilcullen, Westervelt Avenue  
J. Brigand, Bella Vista Ct. Homeowners Assoc.  
R. Bencevengs, Bella Vista Ct. Homeowners Assoc.

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

1. Department of City Planning Application No. N 110090 ZRY - Key Terms Clarification Text Amendment to clarify the meaning and usage of the key terms "development and "building." In addition the Department of City Planning proposes other text modifications that are necessary to clarify the intent of the Zoning Resolution, resolve conflicting regulations, or bring a regulation into accordance with current Department of Buildings practice.

Ms. Roselle Leader showed a power point presentation and explained at the time of the adoption of the 1961 Zoning Resolution, the term "developments" was intended to refer to a new building constructed under the then-new regulations. However, since then, two things have occurred:

- The continuing applicability of the regulations to "developments" (new buildings) which are now existing building (no longer "new) has been questioned; and,
- Zoning text amendments using the term "development" have applied it inconsistently. In some cases the term has been intended to mean only the new construction on the zoning lot, and in some cases the term has been used to mean new construction as well as existing buildings on the zoning lot.

The proposal will clarify these issues by replacing the term "development," where necessary with the terms "building" or "zoning lot."

The full power point presentation can be viewed on the Department of City Planning's website.

2. Board of Standards & Appeals No. 177-10-BZ – application to permit construction of a three-story, single-family dwelling with non-compliant front-yard, side-yard, parking location and lot coverage at **8 Orange Avenue**.

Mr. Todd Dale explained that the application is non-complaint for the construction with non-complaint front yard, side yard, parking location and lot coverage.

The property is located at the corner of Orange and Decker Avenues. The site is irregular and narrow with 17.21 ft. frontage on Decker Avenue by 163.96 ft. frontage on Orange Avenue. The premises are located in an R3A zoning district. It is proposed to construct a cellar and three-story, single-family dwelling with floor area totaling 1406.91 square feet. The property does not provide: 1) a second front yard of 10 feet a request for 0 is proposed; does not provide a side yard with an open area of 10 feet, 8 feet is proposed; 3) provides two parking spaces between the street wall and street line contrary to the zoning resolution; and, 4) does not provide required lot coverage as governed by yard regulations, thereby creating lot coverage non-compliance through non-complaint side and front yards.

Ms. Dee Vanderburgh, SI Taxpayers Association and Mr. John Kilcullen spoke against the proposal. They mentioned it is inconceivable to build a home at this location. Pictures were shown of the site. There are four separate variance requests for one home on a very small and narrow piece of corner property which is already a dangerous intersection should not be applied for.

Land Use Members emphasized the same comments including building to the property line does not conform with the rest of the houses, the third floor could be hazardous for occupants if a fire occurs and, building so close to the current residence could potentially cause harm to their home as well.

### **PUBLIC HEARING CLOSED**

1. Department of City Planning Application No. N 110090 ZRY - Key Terms Clarification Text Amendment to clarify the meaning and usage of the key terms “development and “building. In addition the Department of City Planning proposes other text modifications that are necessary to clarify the intent of the Zoning Resolution, resolve conflicting regulations, or ring a regulation into accordance with current Department of Buildings practice.

**Motion made and seconded to approve application as presented. Roll call vote taken. Vote passed unanimously.**

2. Board of Standards & Appeals No. 177-10-BZ – application to permit construction of a three-story, single-family dwelling with non-compliant front-yard, side-yard, parking location and lot coverage at **8 Orange Avenue**.

**Motion made and seconded to deny the application based that the building is out of character of the neighborhood, building to the lot line does not conform with any other developments in the area the curb cuts will cause pose an increase to an existing hazardous condition.**

**Roll call vote taken. Vote passed unanimously to deny the application.**

Meeting adjourned at 9:30 P.M.

## TRANSPORTATION COMMITTEE MEETING

Thursday, October 28, 2010  
7:30pm

Jeanne Hogan, chair, present  
Nick Siclari, excused  
Jeannine Borkowski, absent  
John Guzzo, present 8:15  
Sean Sweeney, absent  
Public member  
Christine Turner, present

### Visitors

Ann Clinton, rep Assemblywoman Hyer-Spencer	Al Christofilakos
Larry Kennedy	Ronit Laejd
Tom Marcheuello	Oleg Ryrol
Vincent DiGezu	L. Modicier
Barbara Sanchez	L. Orlovsky
Marsha Russell	David Orlovsky
Sarah Gowell	Carlo Burdi
John Kwok, NYS DOT	Natalie Pemikova
John Linnane, LiRo Construction	Henry Ndal
Janice Bossert McSwiggan	Don Alcasid
Don Cammorane	
Don Alcasid	

No quorum, no official meeting. An informational meeting was held to address two issues. The first issue dealt with the concerns of the residents of Windsor Road/Slosson Avenue/Little Clove Road regarding traffic (trucks/passenger cars), increase in accidents and the impact on the quality of life. Residents spoke of their concerns, suggestions to alleviate the problems and requested the assistance of CB1 in reaching out to DOT and elected officials. The second issue dealt with the concerns of residents in and around North Avenue/Service Road and the negative impact of the expressway construction on their quality of life. Representatives of State DOT were in attendance and agreed to meet again and address their concerns. The residents of that area and State DOT have agreed to meet at the Rosebank Area Committee meeting in the near future.

**Note: There will not be a November meeting, starting in December the Transportation committee meetings will start at 7:00 pm**

**ROSEBANK AREA COMMITTEE MEETING, OCTOBER 19, 2010- 7:40 P.M.**

**MEMBERS**

John Guzzo, Guzzo  
Joan Rendell  
Michael DeCataldo  
Peggy Gundacker

**GUESTS**

Ms. Quania Rios, Community Affairs Officer  
25 Area Residents on file at the Board Office

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Chairman John Guzzo called the meeting to order at 7:40 P.M.  
Pledge of Allegiance

- 106 Tilson Place, rear of Vermont Avenue – Request street light – drug activity, sexual activity and vandalism.
- Foxhill Terrace – request for one-way.
- Vaughn Street and Hylan Boulevard – request for one-way.
- Community Affairs Officer Quania Rios advised of 17 nuisance abatements, and 2 biased noise complaints.
- Virginia Avenue – Abandoned car left on street since July 2010. License plate not valid - Black Saturn.
- Hylan Boulevard and Foxhill Terrace – Repair handicap curb – standing water

Respectfully committed John Guzzo

February 24, 2011	Christ Church, 76 Franklin Avenue
March 31, 2011	Mt. Carmel Shrine, 36 Amity Place
April 28, 2011	Central Family Life Center, 59 Wright Street
May 26, 2011	St. Johns Lutheran Church, 663 Manor Road
June 30, 2011	El Centro, 1546 Castleton Avenue

6. Department of Parks & Recreation Request for Bids, 3 in our area:
  - Tappan Park, Canal & Bay Streets, *Processing Cart or Truck*
  - Naples (PS 18 Playground), Stanwich Street entrance, *Non-Processing Mobile Truck*
  - Luis R. Lopez Park, Palma Drive & Targee Street, *Green Cart*
7. 67 Broad Street, Request for Street Tree. Homeowner was satisfied that we were successful in getting the street tree replaced by the Department of Parks & Recreation Forestry Division.

**NEW BUSINESS:**

1. Original Liquor License Application – Las Vegas of Staten Island Inc., 639 Bay Street, Staten Island, N.Y. 10304. Jean Joseph representing the applicant spoke to the Committee regarding this application. No objections from the Committee.
2. Original Liquor License Application – Full Cup LLC, 388 Van Duzer Street, Staten Island, N.Y. 10304. Robert Parker representing the applicant spoke to the Committee regarding this application. No objection from the Committee.
3. Committee reviewed the NYPD 120<sup>th</sup> Precinct September 2010 Problematic License Premise Reap.
4. Letter of notice from Department of Transportation “DOT” Staten Island Borough Engineering office that the following streets will be converted to One-Way Operation scheduled for October 28, 2010.
  - Murray Place converted to One-Way southbound from Trossach Road to Calvin Street.
  - Calvin Street converted to One-Way eastbound from Murray Place to Pearl Street.
  - Pearl Street converted to One-Way northbound from Calvin Street to Trossach Road.

Peter Dixon representing the residents of Pearl Street spoke in opposition of the One-Way changes. Mr. Dixon stated that these streets do not have thru traffic and insists this change is not necessary. He and the residents would rather deal with parking restrictions if necessary, but they strongly oppose the One-Way conversion. Mr. Dixon has submitted a petition to DOT, and Councilmember Debi Rose.

5. Pricilla Marco requested that we ask for more NYPD Enforcement for illegal overnight parking of commercial vehicles on Van Duzer Street and surrounding secondary streets, between Broad Street and Richmond Road.