

**COMMUNITY BOARD #1 AGENDA – TUESDAY, MARCH 9, 2020**  
**VIRTUAL MEETING -6:00 P.M.**

**SESSION OPENING**

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

The New York City Parks Department will give a presentation on temporary public art installation by artist Tony DiBernardo and coordinated by Worthless Studios as part of their Plywood Protection Program grant will be coming to Alice Austen House for the months of May and June 2021. In July 2021, it will move to the North Shore Esplanade until November 2021

Anna Shats, NYC Health Department will speak on COVID vaccine and testing sites.

Timothy Davis from HHC will give a presentation on COVID.

**PUBLIC SESSION:** Loria Trapp, Lisa Thompson, Mario Buonviaggio, Frank Fontana, Martha Bromelmeier, Joel Schwartz

- 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

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 [lcraohv@ch.nyc.gov](mailto:lcraohv@ch.nyc.gov).

**TREASURER'S REPORT - FY 2021**  
**March 2021**

| <b><u>CODE</u></b>       | <b><u>ALLOCATED TO</u><br/><u>6/30/21</u></b> | <b><u>USED TO DATE</u></b> | <b><u>BALANCE</u></b> |
|--------------------------|---|----------------------------|-----------------------|
| 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                                      | 447.69                     | 1,700.79              |
| 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                |
| <b>TOTAL:</b>            | <b>\$11,440.20</b>                            | <b>\$4,210.39</b>          | <b>\$7,229.81</b>     |

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

**LAND USE VIRTUAL PUBLIC HEARING- MARCH 3, 2021 – 6:30 P.M.**

**MEMBERS**

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

**NON-BD. MEMBERS**

Phil Farinacci  
Diana Caughell  
Sam Schiff  
Ernie Selitto

**GUESTS**

Barry Fisher, Dept. of City Planning  
Joe Helferty, DCP  
Steven Simicich, Rep. 680-684 Van Duzer Street  
Jeffrey Geary, Rep. 235 Oder Avenue  
Ron Rizzotti, Rep. 250 Westervelt Avenue  
John Garcia, Pres. Serpentine Arts & Nature Commons  
Lillian Lagazzo  
Mark Reinhold  
Evan Lin  
Genesis  
Madeline Schaller  
Elm Park Resident

**OFFICE STAFF**

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

Land Use Chairman Vincent Accornero called the meeting to order at 6:32 p.m.

**Board of Application No. 2020-49-A - Proposed one single family detached residence at 235 Oder Avenue in the bed of a mapped street.**

Mr. Jeffrey Geary explained the application. Mr. Geary thought the meeting started at 7:00 P.M. and was not prepared to show plans no proposed Capital Projects, or NYC DOT 10-year Capital Plans are proposed for widening or taking of the street fronting either Oder Ave or Steuben Street as per NYC Map Portal, (map provided)

233 Oder Ave Realty LLC is owner of subject lot and Mr. Lin is the owner of 233 Oder Ave Realty LLC

proposed building will meet all the Height, Bulk, Setback and Yard requirements of R3A Zoning District for a single-family dwelling and no additional relief is requested under this application.

subject property is located inside a Lower Density Growth Management (LDGM) Area and subject to the floor area & parking requirements of LDGM properties, subject residence is proposed to comply with all LDGM restrictions such that proposed FAR is .58, less than .6 max and providing 2 parking space for single family dwelling.

Subdivision application was filed and completed with the NYC Department of Buildings under DOB # 520393832 to create separate zoning lot for subject property 40x100,



new BIN has been created by the NYC DOB to establish 235 Oder Ave as a separate address from 233 Oder Ave and separate zoning lot compliant with zoning requirements for this zoning district and LDGM requirements

tax lots 19 & 20 were apportioned to change the size of Tax Lot 20 to 40' in width along Oder Ave and 100' wide along Steuben St

proposed residence consists of one, single family Detached residence.

subject lot is privately owned, undeveloped, and located in Block 2887, Lot 19 in County of Richmond, Borough of Staten Island

an application has been submitted to the NYC Department of Buildings under DOB # 510115563

Denial has been issued by the Department for Appeal to the BSA

subject property is in an R3-A Zoning district

subject lot is found on NYC Department of City Planning Zoning Map # 21D

subject lot is in a Lower Density Growth management area

a house number has been issued by the Borough President's office for 235 Oder Ave (tentative) to be re-submitted after BSA approval issued Whereas subject lot is a corner lot located at the intersection of Oder Avenue and Steuben Street

both Oder Avenue & Steuben Street curb to curb with of less than 34'

application proposes to provide sprinklers throughout (wet pipe system)

all aspects of proposed project comply with current Zoning Resolution with regard to an application of this nature in this zoning district and no additional waivers or appeals would be required to complete this project as proposed

all aspects of proposed project will comply with current NYC Department of Buildings Building Code, Energy Code and relevant code sections, Rules of the City of New York, Department Memos and Directives and no additional waivers would be required to complete the project as proposed.

the widening line extends to encompass 100% of the subject lot, where no portion of the subject property would be available for as if right development.

the proposed single-family dwelling will occupy portion of privately owned and undeveloped portion of subject lot

the proposed 17.0' wide single-family dwelling with 7.75' side yard will extend into the bed of the mapped street

proposed application will provide for a 10' front yard facing Steuben Street

no other developments are proposed in the bed of the mapped street

A letter was submitted by DOT Commissioner stating there are no current plans for any street widening on Oder Avenue.

There were questions that were not answered for clarification of widening line of Oder Avenue and ----

Mr. Accornero suggested under committee that the application be tabled until the April Land Use Committee Meeting.

**Department of City Planning Application Nos. N 210064 ZAR, N 210065 ZAR and N 2100m 66 ZAR – authorizations of development on steep slope to authorize modification of lot coverage controls, and to authorize modification of grading controls to facilitate the development of three single family attached homes located at 680-684 Van Duzer Street.**

Mr. Steven Simicich showed plans of the proposed homes.

The proposal is to construct three 15' wide single family attached homes with a cellar, basement, first floor and second floor with a total floor area per home of 2,430 square feet. Six (6) accessory off-street parking spaces will be provided to meet the two parking spaces per dwelling unit Lower Dense Growth Management Area (LDGMA) requirement. Parking will be accessed via the newly proposed opening of Broad Street to access the site and then garage enclosure will be located below the building's cellar space. The homes will be situated on their own tax lot, but the site will remain one zoning lot.

The proposed Floor Area Ratio (FAR) for the zoning lot is .49. The maximum FAR allowed is .50. This development is being proposed because it allows the applicant to maximize the development potential of the site while still maintaining the large area of steep slope in the rear of the site. In addition, the opening of this unbuilt portion of Broad Street will help to effectively make this intersection of Van Duzer Street and Broad safer for drivers and pedestrians. The only curb cut planned for this site shall be 81.75 feet wide and be utilized to open Broad Street at its intersection with Van Duzer Street. This is because all parking spaces for the proposed development shall be accessed by the newly built portion of Broad Street. 6. Action(s) Necessary to Facilitate the Project The actions necessary to facilitate the Project include.

An Authorization pursuant to ZR 119-311 to permit development in a site of "steep slope" within the (SHPD); DISCUSSION OF FACTS (Project Description) Project ID: P2014R0368 5

An Authorization to allow for Modification of Lot Coverage Controls pursuant to ZR 119-314; A Modification of Grading Controls, ZR 119-316. These authorizations will facilitate the construction of three single-family attached homes within the (SHPD). Each building will be on its own tax lot, but the entire site will remain as one zoning lot. If not for these CPC Authorizations the applicant could not construct this proposed project. 7. Conclusion This set of actions from DCP coupled with the previously BSA granted variance would provide the relief necessary for the owner to make productive use of the Site and realize a modest return. No significant impacts to zoning patterns in the area would be expected. The subject building would otherwise comply with applicable use and bulk provisions of the underlying R2 zoning district.



The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area and it would not adversely affect the viability of conforming uses on nearby properties. This proposed project maintains the large area of steep slope in the rear of the site under the SHPD, which is a requirement to prevent erosion. No significant impacts to the zoning patterns in the area would be expected given the unique nature of the subject property. The proposed action would not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby property.

There is an existing retaining wall that needs to be repaired and a new retaining wall is also proposed – there will be two retaining walls.

Mr. John Garcia President of the Serpentine Arts & Nature Commons who lives very close to the site and is President of his Homeowners Association stated he suggested that the builder install sub pumps in every home. All the homes on Maxi Court and other homes in the area all get water. It was a ripple effect on Maxi Court – first the home closest to the slope got water in the studio of the home than within months all the homes sustained water damage in their homes.

There were questions as to where the water is going to go from the very steep slope, where the catch basins currently are and any new catch basins.

**Board of Standards & Appeals Application No. 2021-12-BZ – construction of a new single family detached home contrary to front yard regulations at 250 Westervelt Avenue.**

Mr. Ron Rizzotti presented plans for the proposal.

A home was on the site from 1937 until 1982. It is unknown why the home was demolished.

The property is 2,551 square foot, vacant corner zoning lot in an R3A/Special Hillside Preservation District. The site has 25 feet of frontage on Westervelt Avenue and 101 feet of frontage on Layton Avenue.

The lot meets the minimum lot area (2,373 SF) and lot width (25') requirements for a detached home.

A variance is requested to allow for the reduction of front yard along Layton Avenue from 0" to 3'-10'. The required side yard along the southerly side lot will remain 5'-2 and comply with the requirements. Although a 3'-10' front yard will be provided, the distance from the home to the sidewalk will be approximately 8'-8' as there is an approximate 5' portion of land between the paved sidewalk and the subject site's lot line that is not paved and will remain landscaped.

Off street parking is provided.

#### **PUBLIC SESSION CLOSED**

**Board of Application No. 2020-49-A - Proposed one single family detached residence at 235 Oder Avenue in the bed of a mapped street.**

**Motion made and seconded to table for more information on the widening line and the Builders Paving Plan and the adjacent properties built to the widening line.**

**Roll call vote taken to table; motion passed 13-0-0.**

**Department of City Planning Application Nos. N 210064 ZAR, N 210065 ZAR and N 2100m 66 ZAR – authorizations of development on steep slope to authorize modification of lot coverage controls, and**

**to authorize modification of grading controls to facilitate the development of three single family attached homes located at 680-684 Van Duzer Street.**

**Motion made to table for more information on impact of drainage patterns.**

**Roll call vote taken to table; vote passed 13-0-0.**

**Board of Standards & Appeals Application No. 2021-12-BZ – construction of a new single family detached home contrary to front yard regulations at 250 Westervelt Avenue.**

**Mr. George Turner is ineligible to vote as he is partners in business.**

**Motion made to approve as submitted.**

**Roll call vote taken; vote passed 12-0-0 1 ineligible.**

**Meeting adjourned at 8:00 p.m.**