

**COMMUNITY BOARD #1 AGENDA, TUESDAY – MAY 10, 2016 7:30 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-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewe
- Treasurer, Larry Beslow
- Secretary, Anjail Ameen Rice
- Chairman, Nicholas Siclari
- District Manager, Joseph Carroll
  - A Certificate of Recognition will be presented to Mr. Gregg Breinberg, P.S. 22 Chorus Director
  - A Certificate of Recognition will be presented to Ms. Sajda Musawwir Ladner, Executive Director Temple of the Arts.
  - A Certificate of Recognition will be presented to Ms. Irina Roizin, Director of the Brighton Ballet Theater.
  - Economic Development Corporation will present preliminary findings for the North Shore Transportation Study commissioned the EDC to handle new traffic challenges in the St. George area.
  - The Department of Parks & Recreation and the Department of Environmental Protection will give a brief presentation on Fire Prevention.

**FUNCTIONAL COMMITTEE REPORTS**

- Land Use, Vincent Accornero
- Budget & Finance, Anthony Cosentino
- Transportation, Nicholas Zvegintzov
- Health/Human Services, Catherine Paradiso
- Waterfront, Loretta Cauldwell
- Public Services, Sunny Jain
- Youth Services, Kelly Vilar
- Rules & Legislative Affairs, Christopher Bradford Greene

**AD HOC COMMITTEE**

- Labor, Jeffrey Mohlenbrok
- Parks & Recreation, Megan Delmar
- Civic – Victoria Gillen
- Cultural Affairs, Pearl Minsky

**AREA COMMITTEE REPORTS**

- Clifton/Concord/Stapleton, Larry Beslow
- West Brighton/St. George, Vickie Fossella/Jeffrey Mohlenbrok
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Camille Zarrelli/Timothy Forsyth
- Rosebank/Ft. Wadsworth, John Guzzo
- Mariners Harbor/Port Richmond, John McBeth

Nominations from the floor for Executive Committee positions – this is the last opportunity to be nominated from the floor for an Executive Committee position.

Call for candidate forms were e-mailed to everyone, included in the packet. Call for Candidate forms may be submitted to the Board Office or Secretary up to the start of the May Meeting.

Old Business

New Business

Adjournment

If you are unable to attend the meeting please call or e-mail Anjail Ameen-Rice or the Board Office **prior** to the meeting 1-718-981-6900 [lcrosby@cb.nyc.gov](mailto:lcrosby@cb.nyc.gov).

COMMUNITY BOARD NO. 1  
TREASURER'S REPORT – FY'16

May 2016

<u>CODE</u>	<u>ALLOCATED TO 06/30/16</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 – Supplies	\$ 1,988.00*	\$ 1,988.00*	\$ - 0 -
101 - Printing Expense	200.00	200.00	- 0 -
110 - Food & Forage	1,150.00	480.98	669.02
117 Postage	200.00	200.00	- 0 -
199 - Data Processing Supplies	450.00	- 0 -	450.00
314 - Office Furniture	140.00	78.00	62.00
315 - Office Equipment	250.00	250.00	- 0 -
332 Data Processing Equipment	294.00	294.00	- 0 -
337 - Books/Subscriptions	100.00	100.00	- 0 -
400 - Contractual Services	2,000.00*	2000.00*	- 0 -
40B – Communication	3,013.00*	3,013.00*	- 0 -
403 – Office Services	150.00	114.00	36.00
412 - Equipment Rental	2477.00*	2477.00*	- 0 -
451 – Carfare	100.00	67.00	33.00
700 - Chase Imprest Fund A/C	500.00	500.00	- 0 -
TOTAL:	\$13,012.00	\$ 11,761.98	\$ 1,250.02

Please Note: Each Code is transferable to other codes as long as the total allocation is \$13,012.00.

Larry Beslow, CB1 Treasurer

\*Encumbered for FY'16 Contracts

## **Minutes of the CB #1 Youth Committee meeting**

held May 3, 2016 at Brighton Heights Reformed Church 320 St. Marks Place at 7pm

Member& guests in attendance: Kelly Vilar, Ray Zwarycz-SI Boat Building, Jeremy HeylerNYPL Stapleton, Donna Mazzella, Ernest Paige, Candace Charles, Sean Charles, Celeste Holmes, Anthony Constantino, Norman Light, Daniel Williams, Rebecca Samuels, Grace Loiacano-NYPL

- The meeting was opened with introductions. The agenda for the meeting was reviewed.
- Kelly shared her optimism that the Rebuild Cromwell effort is resonating with local legislators and the public. She reported the mayor support for this effort and cautioned that rezoning of the downtown waterfront area may complicate getting Cromwell on this year's capital gains budget. Kelly also discussed a productive conference call she had with key staff of the Council Speaker Melissa Mark Viverito. Earlier in the day (May 3<sup>rd</sup>), Kelly met with Borough President Oddo. She updated him on Cromwell progress and he reaffirmed his office's support.
- Rebecca Samuels gave update on the April 12<sup>th</sup> (2016) tour of the Harbor School on Governors Island. The tour was designed to bring decision makers together on behalf of CB #1. Local legislative representatives(Offices of Councilmember Rose, Borough President Oddo, State Senator Lanza, Councilmember Matteo and Department of Education were represented) joined by concerned parents, and journalists from NY1. Participants met with the founder of NY Harbor School Murray Fisher, the principal Jeff Chetricko, faculty, staff and students including a Harbor School student from Tottenville. They observed the aquaculture center to learn about oyster harvesting, vessel operation, maritime engineering and more. Ninth graders learn about maritime career paths, and by their sophomore year, they choose major and by junior year are doing on the job internships.
- Donna Mazzella represented the Youth Committee at a recent Federation of Protestant Welfare Agencies' meeting. She mentioned that many City Councilmembers were present. Donna seized the opportunity to raise awareness about issues facing our youth. She advocated for more childcare and increasing school seats on the North Shore.
- Grace Loiacano and Jeremy Heuler, representing the St. George and Stapleton branch libraries respectively, talked about upcoming summer programing for youth. Programing includes structured summer reading, free comic book distribution while supplies last, and a free art program. The librarians also distributed calendars of upcoming events.
- Old business/New Business/Announcements
- Meeting was adjourned.

## Rosebank/Fort Wadsworth Area Committee Meeting

Date: 4/19/2016

### Attendance

John Guzzo, Chairman	Joe Trimarchi
Elias, Maria & Peter Mihailos	Pat Deasey
Michael King	Joanne Rumolo
Muhammad Anwar	Marguerite Mohan
Maria Milhailos	Paul Sorocco
Robert Cucco	Sam Urciuoli
Laura Kelleher	M. Cataldo
Carole B. Reiss	Kathy Friedman
Gil & Nikki Hernandez	Margaret Guidark
Andrew Millichip	Sean Dolan
Pamela Mauro	Theresa DeSantis
Jack Bolembach	

Open/Pledge

### PRESENTATIONS

#### 1. National Grid:

Will be working on the intersection of Bay Street & Maryland Avenue. Hope to be started in May 2016. Will take approximately 10 weeks to complete. It will have curb to curb restoration.

#### 2. CASC:

New program, NARC along with V.N.A. What are needs of seniors (aged 60 & above). It will provide services to surrounding community asking seniors to complete survey.

#### **Mt. Manresa:**

Savo Bros. repealing Oddo's street names. Mt. Manresa Fundraiser was good!

#### **Garfield & Brown:**

1 way going toward Harvey.

#### **DaNoi:**

Approval given for renewing liquor license.

#### **Canterbury:**

Recently placed clients causing problems.

Apt. 304 – 3:30 A.M. – Woman screaming “Don’t stab me”. Every month make a log book of problems. Last 2 ½ weeks, no water from early morning until late at night.

#### **Charter School:**

Planning a fundraiser. Suggested Labetti Post. Looking for someone to donate food.

Possible illegal “massage parlor” operating on block between St. John’s Avenue & Maryland Avenue on Bay Street.

**Flavors:**

Music blasting up until 2:30 A.M. People leaving are causing problems with illegal pot & drugs. Complaint #C1-1-1238275929.

4/01/16: 25 – 30 people came from Flavors and were hanging out in front of 1 White Street.

4/02/16: 1:30 A.M. – Music still going.

4/15/16: Called 311 at 12:28 P.M. #C1-1-1238275929

Where can someone obtain a permit for Crook's Point?

**School Bus Stop:**

How are these determined? Would like to have it moved from in front of 1 White Street.

**Sink Hole:**

Still in front of 102 Fingerboard Road. D.E.P. has tested line at 102 and it is not leaking or broken! This has been done several times but I fear it will become broken. The noise when a truck hits this hole is unbearable!

**Building Department:**

195 Fingerboard Road. – Illegal grade change rear yard into mapped Street – Meyer Lane.

Corner of Fingerboard & Tompkins – Building 3 new houses. 2 are built 176 & 174. Is the lot this lot sufficient in size for 3 houses. How many families in each? 2 or 3? Side yards, are they proper size?

**Sanitation Department:** Bang Terrace needs a small truck to pick up garbage on a regular basis. Recently pick-ups have been hit or miss. Sometimes 1 pail emptied and other persons' is left. Residents have been calling. Regular truck unable to navigate this street.

Meeting adjourned.

Respectfully submitted,  
John Guzzo

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.  
Area Committee Meeting  
Tuesday April 19<sup>th</sup>, 2016 -7:00 P.M. 250 Park Avenue

Attendance

Community Board Members:

John Mcbeth, Chair- present  
Anjail Ameen-Rice - present  
Pearl Minsky-present  
Victoria Gillen – present  
George Sona – absent  
Telee Brown-absent  
Mir Ali-absent

Guests/Affiliation:

William Morris, non-board voting member  
Stephanie Shavuo, CM Debi Rose  
Mario Buonviaggio, home owner  
Gloria Percoco- Resident  
Ed Sparrow-Resident  
Ted Ericson, Exec. Direc Crossroads Unlimited, Inc.  
Andy Strutynskyj, COO, Crossroads Unlimited, Inc.  
Donald Trainor, Resident  
Beryl Thurman, NSWC  
Doris Valentin, Resident  
John Coleman, Camelot

Meeting commenced at 7:12 pm. A quorum not present.

Agenda

1. BSA Calendar Nos. 206-4155-4162 A – applications filed to permit construction of eight one-family homes that do not front on a legally mapped street at 1, 5, 9, 15, 19, 23, 27 Montana Court, east side of Van Pelt Ave and West of Van Name Ave

Questions/Comments – 34' road is not a wide enough turn around for emergency service vehicles and DSNY.

2. Reviewed neighbor's complaints related to the group home located on Albion Pl operated by Crossroads Unlimited, Inc.

-Residents were provided with contact information on how to contact agency staff directly when they have an issue with the staff or residents in the house. The agency will be making an effort to increase positive community involvement with the residents on Albion Pl.

Old Business

1. Priority One Ambulette/Ambulance company continues to be a problem for residents on Granite Ave. Medical waste can often be found on the street or sidewalk near their often overflowing dumpster. The auto body place located next to Priority One continues to be an environmental hazard because they are painting cars without using a spray booth and the entire block often smells of noxious paint fumes. Residents are afraid of reporting the two issues to 311 due to fear of past confrontations by the owners.

2. A request was made for the signs on Richmond Terrace advertising it is a "Commercial Zone" be removed because they encourage industrial usage on the waterfront.

Adjourned at 9:00 pm

Submitted by

Anjail Ameen-Rice

## Staten Island Community Board 1

Transportation Committee  
Chair: Nicholas Zvegintzov

Report of May 10, 2016

### 1. May

No scheduled meeting in May.

### 2. "Bay St & Victory Blvd / Pedestrian Safety Improvements"

The Transportation Committee met on Tuesday, April 26, 2016, in conjunction with the West New Brighton / St. George Area Committee to hear a presentation by the NYC DOT on Bay St & Victory Blvd / Pedestrian Safety Improvements.

This location is both the intersection of major north-south and west-east thoroughfares and has significant pedestrian activity. In 2015 a man sitting on a sidewalk bench waiting for a bus was killed by a drunk driver.

The presentation announced possible lane and striping modifications in connection with the Vision Zero initiative to reduce traffic fatalities and injuries. The full presentation of proposed actions has been emailed to CB1 members. Sample slides are included overleaf.

The Transportation Committee proposes a motion from the Board to send a letter to the NYC DOT as follows:

"CB1 endorses the NYC DOT initiative to reduce injuries at the intersection of Bay St & Victory Blvd, and requests the NYC DOT to go further in considering pedestrian measures at this busy pedestrian intersection, considering pedestrian numbers, pedestrian goals, and possible modifications of traffic signals and crosswalks."

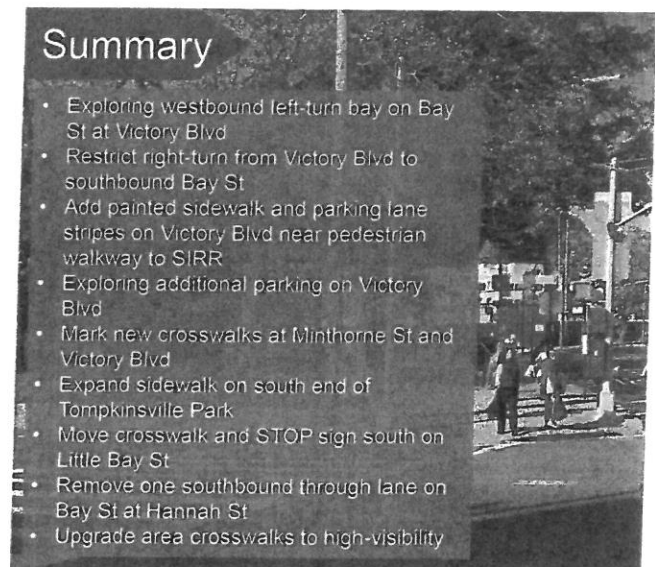
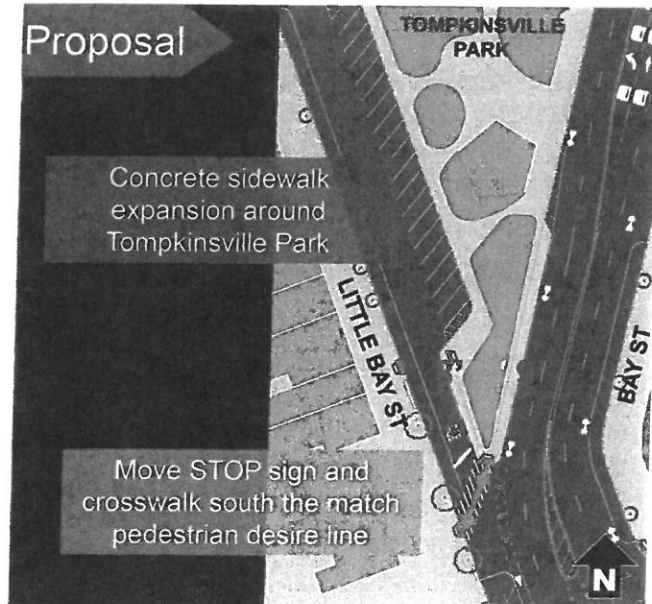
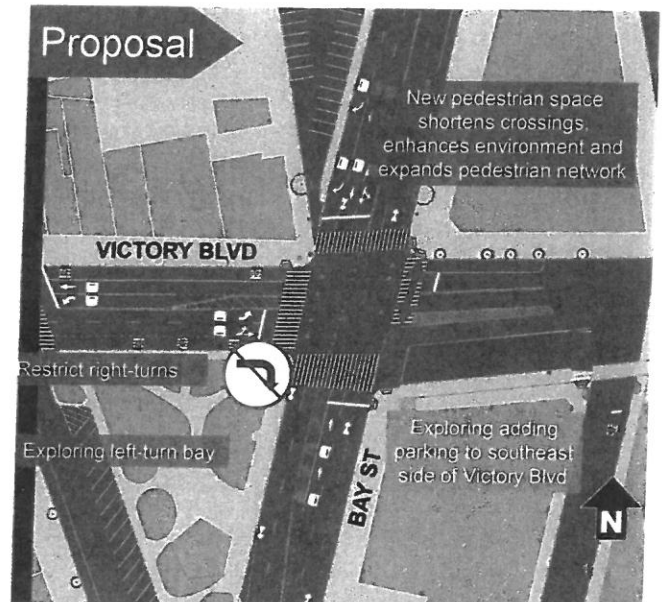
### 3. "Citywide Ferry Service"

"Citywide Ferry Service" financed by NYC and not including Staten Island (<http://www.citywideferry.nyc/>) will start in 2017 with contractor Hornblower.

The Transportation Committee has requested the winning bid in order to examine the City's costs for these new ferries.



## Selected slides from "Bay St & Victory Blvd / Pedestrian Safety Improvements"



Nicholas Zvegintzov, Chair



St. George/West Brighton Area Committee Meeting  
Walker Park Tennis House  
April 26, 2016

Community Board Members

Jeff Mohlenbrok  
Vickie Fossella  
Loretta Cauldwell  
Linda Eskenas  
Norman Light  
Anthony Cosentino  
Chris Greene

Guests

Bob Zion  
Troy McGhie, Rep. Councilwoman Rose  
Marie Therency-Broadnox  
Andrew Marcos  
Jennie Meagler  
Elisa Nagiel  
Joann O'Leary  
John Kilcullen  
Edward Donlon  
Berna Donlon  
Winsome Moses Johnson  
Daniel Ywsrow  
Robert Gibbs  
N. Wegienton

Announcement of Land Use

- 4 Items – Monday, May 2, 2016 – Board Office (1 Edgewater Plaza)

Liquor Licenses

New:

- Blvd Café & Juice Bar – Beer & Wine Restaurant
  - No Representation
  - Table Next Month

**SBS (Small Business Service)**

A presentation was made by Andrew Marcus, Small Business Service, on the initial findings of their Bay Street Commercial District Needs Assessment conducted in partnership with the Staten Island Chamber of Commerce. This comprehensive assessment gathers information on all of the different factors that affect the health of small businesses on Bay Street and works to identify the greatest challenges and opportunities for commercial revitalization.

**Help Improve the Bay St Commercial Corridor!**

A public workshop to discuss strategies that can address the most pressing needs of the Bay Street commercial corridor. Your input will directly support the development of projects to help improve the business and shopping experience on Bay Street.

Participants will discuss their goals and potential projects or programs that can be implemented in the next 1-3 years to address the most pressing challenges for businesses on Bay St.

**What:** Bay Street Commercial Revitalization Workshop

**When:** Wednesday May 11<sup>th</sup> 5:30 – 7:30 p.m.

**Where:** NYC Business Solutions Center  
120 Stuyvesant Place, 3<sup>rd</sup> Floor  
Staten Island, NY 10301

**More Information and RSVP:** [bit.ly/SBSbayst](http://bit.ly/SBSbayst)

### **Open Discussion – 3-5 Year Plan**

- Parking
- Surveys (Immigrant Response)
- Specific to Bay Street or adjacent streets as well, (mostly Bay Street)
- Meet monthly with all City Agencies in Planning
- Department of City Planning
  - Attend as many workshops
  - Advocating
  - Representation

### **DOT (Department of Transportation) - Commissioner Chair**

- Bay Street & Victory Blvd. – Vision Zero

### **Discussion: Questions raised**

- Likes Proposed Improvements
- Turn Bay but no turn signal
- Number of Pedestrians crossing HRA Building
- Bike Lane Dangerous

### **Old Business:**

- Liquor Licenses are visible in bars.
- Copy of Every Liquor License on file in Community Board #1 Office
- CB only Advisory Board but SLA can make own decisions
  - Example: HoBrah- Exhaust fan extremely loud

### **New Business:**

- City Planning Authorizations (Open Discussion – Land Use)
- 3- Year Expiration – Already renewed 1 time
- Request No renewal!
- Richmond Terrace Activity & Bodine & Dongan Street
- Church Burned – Elizabeth & Delafield
  - Building Started – 25 Wide

### **Bement & Richmond Terrace – Bement Court – Next to Gas Station**

- Increase on litter & dumping – Also send to Sanitation
- Better lighting
- Loitering
- Cars parked on Bement Side
- Excessive Speeding – Speed bump? – Contact DOT
- Traffic
- Drug transactions

April 20, 2016 Wednesday

Silver Lake, Sunnyside, Westerleigh, Grymes Hills Area Committee Meeting

**Attendance**

Camille Zarrelli, Larry Kennedy, Marc Zink, Norman Light, Dana Cusick ,  
George Cusick, Frank Marra , Joe Ficara for Mike Morrell /WIS

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

**Liquor License**

1. Liquor License was discussed with no concerns or issues regarding the submitted renewal of the liquor license for the Beer Garden.

- Beer Garden Full Liquor Unanimously Approved.

**Old Business**

Waiting for an update on the land mark house on 1197 Clove Road John King Vanderbilt. Also there was a question regarding an open violation of the same vacant property with the Environmental Control Board. We will forward to the Board office for further ' Information.

**New Business**

An issue regarding the narrowing of the lane resulting in one lane of traffic from on Clove Road from Bement to Forest limiting and restricting the flow of traffic . Currently there is approximately a 10 foot median and there should be enough space for two lanes. The committee agreed to send to the Transportation Committee for their evaluation.

Meeting adjourned at 7:45 pm

Respectfully submitted  
Camille Zarrelli

# Protect your identity

Shred your personal papers FOR FREE!

## 9th Annual

# Shred Fest

### Two-Day Event:

**Saturday, May 21, 2016**

**Sunday, May 22, 2016**

### Starting at 10 a.m.

See back for locations in:

- **The Bronx:** Co-op City, Melrose
- **Brooklyn:** Bensonhurst, Brooklyn Heights, Park Slope
- **Manhattan:** Lower East Side, West Harlem
- **Queens:** Corona, Springfield Gardens
- **Staten Island:** New Dorp Beach

For more information, **contact 311**, visit [nyc.gov/shredfest](http://nyc.gov/shredfest), and join **#shredfest** conversations on Twitter, Facebook, and Instagram.

**Arrive early! Shredding trucks will be available until 4 p.m. (latest) or until they fill, which may be sooner.**



**Bring:**

- Old bank statements
- Credit card applications
- Old pay stubs
- Old papers with personal identifying information



Bill de Blasio  
Mayor

**Consumer  
Affairs**



NYC Parks  
Mitchell J. Silver  
Commissioner



Kathryn Garcia  
Commissioner



# Proteja su identidad

¡Triture sus documentos personales GRATUITAMENTE!

9th Annual

Shred  
Fest

Evento de Dos Días:

El Sábado 21 de mayo, 2016

El Domingo 22 de mayo, 2016

A partir de las 10 a.m.

Para más información, **contacte al 311**, visite [nyc.gov/shredfest](http://nyc.gov/shredfest) y únase a la conversación en Twitter, Facebook, e Instagram usando la etiqueta **#shredfest**.

¡Llegue temprano! Camiones de trituración estarán disponibles hasta las 4 p.m. (a mas tardar) o hasta que se llenen, que puede ser antes.



**Traiga:**

- Estados bancarios viejos
- Solicitudes para tarjetas de crédito
- Talonarios de sueldo viejos
- Documentos o papeles innecesarios y viejos con su información personal

## Shred Fest Locations/Ubicaciones del Festival de trituración

### Saturday/El Sábado

#### The Bronx

**Melrose - Franz Sigel Park**  
Grand Concourse between 157th and 158th Streets • 2, 4, 5 to 149 Street-Grand Concourse; D to 161 Street-Yankee Stadium

#### Manhattan

**West Harlem - St. Nicholas Park**  
Corner of West 135th Street and St. Nicholas Avenue • C to 135 Street

#### Brooklyn

**Bensonhurst - Bensonhurst Park**  
Cropsey Avenue and Bay 29th Street  
• D to Bay Parkway

**Brooklyn Heights - Cadman Plaza**  
Cadman Plaza West; opposite Clark Street  
• A, C to High Street; 2, 3, 4 to Borough Hall; R to Court Street-Borough Hall

#### Queens

**Corona - Flushing Meadows Corona Park**  
Parking lot; 111th Street between 54th and 56th Avenues • 7 to 111 Street

### Sunday/El Domingo

#### The Bronx

**Co-op City - Triangle Plaza**  
At Co-op City Blvd. and Rombouts Avenue; next to Municipal Credit Union  
• Bx23, Bx30, Bx38, Q50  
to Co-op City Blvd. and Carver Loop

#### Manhattan

**Lower East Side - Seward Park**  
East Broadway and Jefferson Street in front of Seward Park Library  
• F to East Broadway

#### Brooklyn

**Park Slope - Prospect Park**  
Prospect Park West and 3rd Street  
• 2, 3 to Grand Army Plaza; F to 7 Avenue

#### Queens

**Springfield Gardens - Stop & Shop Shopping Center**  
Springfield Blvd. between Merrick Blvd. and 135th Avenue  
• Q5 to Merrick Blvd. and Springfield Blvd.

#### Staten Island

**New Dorp Beach - Hylan Commons Mall**  
Parking lot; Hylan Blvd. and New Dorp Road; next to Municipal Credit Union

**LAND USE PUBLIC HEARING, MONDAY, MAY 2, 2016 – 7:30 P.M., BOARD OFFICE**

**Vincent Accornero, Chairman**

**MEMBERS**

Vincent Accornero, Chairman  
Chris Rooney, Co-Chairman  
Andrew Blanco, Leave  
Larry Beslow  
Anthony Cosentino  
George Doyle  
John Guzzo  
Friday Ogbewe, Excused  
George Turner  
Camille Zarrelli  
Ole Olsen, Excused  
Norman Light

**GUESTS**

Todd Dale, Rep. Cunard Avenue & Montana Court  
Steven Simicich, Rep 94 Elm Street  
Anthony Scaglione, Rep. Westervelt Estates  
David Berman, Owner Property Westervelt Estates  
Barry Fisher, SI City Planning  
Virginia Sherry, SI Advance  
Frank Perretti, 211 St. Mark's Place  
John Kilcullen, Westervelt Avenue  
Jeff Gallo, Westervelt Avenue  
Michael Harwood, St. Mark's Place, St. George Civic Assn.  
Theo Dorian, St. Mark's Place, St. George Civic Assn.  
Angela DeRuvo, Cedar Terrace  
Frances & Kerwin

1. Board of Standards & Appeals Calendar Nos. 2016-442 to 4146-A – applications filed to permit construction of five one-family homes that do not front on a legally mapped street at 70. 72, 74, 76 and 78 Cunard Avenue, north side of Cunard Avenue approximately 104 ft. north of Cedar Terrace.
2. Board of Standards & Appeals Calendar Nos. 206-4155-4162-A – applications filed to permit construction of eight one-family homes that do not front on a legally mapped street at 1, 5, 9, 15, 19, 23, 27 and Montana Court, east side of Van Pelt Avenue and west of Van Name Avenue.
3. Board of Standards & Appeals Application No. 2016-4168-BZ – application filed to construct a one family home that does not meet the side yard requirements at 94 Elm Street.
4. Second renewal application to renew an application that was submitted to the Department of City Planning Application to construct 14 two-family homes 24-28 Hendricks Avenue and 109-137 Benziger Avenue.

Mr. Todd Dale presented Board of Standards & Appeals Calendar Nos. 2016-442 to 4146-A – applications filed to permit construction of five one-family homes that do not front on a legally mapped street at 70. 72, 74, 76 and 78 Cunard Avenue, north side of Cunard Avenue approximately 104 ft. north of Cedar Terrace –



The site is located on the north side of Cunard Avenue. Cunard Avenue is a public street that is not on the official map of the City of New York is partially paved and improved running from Wandel Avenue approximately 280 feet south and 1170 feet west approximately 105 feet north of Cedar Terrace. The site is vacant, located in an R3A, Hillside Preservation District and consists of five tax and zoning lots. It is proposed to develop each lot with a cellar and two-story, one family dwelling that would comply and conform to all requirements of the underlying zoning district. The relief is sought as the residences will front only on Cunard Avenue a public street that is not duly placed on the NYC map. The development seeks to pave and improve Cunard Avenue to its full record width of 50 feet from its western termination to a point approximately 190 feet east.

It is proposed to develop each lot with a cellar and two-story, one family dwelling. All of homes will be sprinklered. No turnaround is required for a fire apparatus access road that is a minimum of 34 feet in improved width.

There were numerous residents in attendance who stated that the area is wooded, there is a lot of wildlife in the area. Pictures were submitted of trees that were removed. There are drainage problems in the area and, by removing the trees in the area. Students from Wagner College are constantly parking in the area.

Mr. Todd Dale presented Standards & Appeals Calendar Nos. 206-4155-4162-A – applications filed to permit construction of eight one-family homes that do not front on a legally mapped street at 1, 5, 9, 15, 19, 23, 27 and Montana Court, east side of Van Pelt Avenue and west of Van Name Avenue.

The subject site is located on the east side of Van Pelt Avenue, approximately 289 ft. south of the intersection with Walker Street. The site is vacant and is located within an R3A – zoning district. The property consists of 8 separate tax and zoning lot and it is proposed to develop each lot with one-family dwellings, two stories except for 2 homes which will be three stories. There will be two-off street accessory parking spaces per home. The variance is needed because the residences front only on Montana Court which is a proposed private road and not on the NYC map.

Mr. Steven Simicich, representing 94 Elm Street Board of Standards & Appeals Application No. 2016-4168-BZ – explained the application was filed to construct a one family home that does not meet the side yard requirements at 94 Elm Street. The site is a 23 foot wide interior zoning lot with 2,672 square feet of lot area. A side yard reduction from 8 to 5 and 3 feet, an overall reduction of 5 feet is requested to construct a 15 foot single family home.

Mr. Anthony Scaglione, representing a Second renewal application to renew an application that was submitted to the Department of City Planning Application to construct 14 two-family homes 24-28 Hendricks Avenue and 109-137 Benziger Avenue.

There was a long discussion held regarding previous approvals given by the Board, how the houses would be situated etc. It was noted that the application was only to renew since no homes have been built. It took a very long time for the DEP permits for the sewers for the homes.

**PUBLIC HEARING CLOSED**

**LAND USE COMMITTEE**

Board of Standards & Appeals Calendar Nos. 2016-442 to 4146-A – applications filed to permit construction of five one-family homes that do not front on a legally mapped street at 70, 72, 74, 76 and 78 Cunard Avenue, north side of Cunard Avenue approximately 104 ft. north of Cedar Terrace.

**Whereas, the subject site is located on the north side of Cunard Avenue, a public street that is not on the official map of the City of New York, and;**

**Whereas, the subject site is located within an R3A, (Special Hillside Preservation) zoning district, and;**

**Whereas, the proposed development will consist of 5 lots (tax & zoning) that will be apportioned from existing tax lot 8, and;**

**Whereas, this subdivision would be subject to an action required under the SHPD by Department of City Planning, and;**

**Whereas, this project would require an access lane of 30 feet paved and improved on existing lot 237 that will connect Cedar Terrace and Cunard Avenue, and;**

**Whereas, the proposed access lane on existing lot 237 would be owned and maintained by a HOA, and;**

**Whereas, this access lane would be a privately owned road connecting to City-Owned streets and would create practical difficulties for delivery of services, and;**

**Whereas, Cedar Terrace is a narrow road with limited parking which would provide difficulties in providing turn radius onto and off of the lot 237 access lane, and;**

**Whereas there has been clearing of trees from the subject site prior to City Planning Commissions approvals under the provisions of the Special Hillside Preservation District , and;**

**Be it hereby resolved that: Community Board #1 opposes the application pursuant to General City Law 36.**

**Roll call vote taken of the Land Use Committee, vote passed unanimously.**

Board of Standards & Appeals Calendar Nos. 206-4155-4162-A – applications filed to permit construction of eight one-family homes that do not front on a legally mapped street at 1, 5, 9, 15, 19, 23, 27 and Montana Court, east side of Van Pelt Avenue and west of Van Name Avenue.

**Motion made seconded and approved unanimously by the Land Use Committee to approve as submitted.**

Board of Standards & Appeals Application No. 2016-4168-BZ – application filed to construct a one family home that does not meet the side yard requirements at 94 Elm Street.

**Motion made seconded and approved unanimously by the Land Use Committee to approve as submitted.**

Second renewal application to the renew an application that was submitted to the Department of City Planning Application to construct 14 two-family homes 24-28 Hendricks Avenue and 109-137 Benziger Avenue.

**Motion made seconded to approve the renewal application. Vote passed 7-0-0 (1 ineligible)**

**LAND USE MOTIONS TO BE PRESENTED TO THE FULL BOARD MAY 10, 2016**

Board of Standards & Appeals Calendar Nos. 2016-442 to 4146-A – applications filed to permit construction of five one-family homes that do not front on a legally mapped street at 70, 72, 74, 76 and 78 Cunard Avenue, north side of Cunard Avenue approximately 104 ft. north of Cedar Terrace.

**Whereas, the subject site is located on the north side of Cunard Avenue, a public street that is not on the official map of the City of New York, and;**

**Whereas, the subject site is located within an R3A, (Special Hillside Preservation) zoning district, and;**

**Whereas, the proposed development will consist of 5 lots (tax & zoning) that will be apportioned from existing tax lot 8, and;**

**Whereas, this subdivision would be subject to an action required under the SHPD by Department of City Planning, and;**

**Whereas, this project would require an access lane of 30 feet paved and improved on existing lot 237 that will connect Cedar Terrace and Cunard Avenue, and;**

**Whereas, the proposed access lane on existing lot 237 would be owned and maintained by a HOA, and;**

**Whereas, this access lane would be a privately owned road connecting to City-Owned streets and would create practical difficulties for delivery of services, and;**

**Whereas, Cedar Terrace is a narrow road with limited parking which would provide difficulties in providing turn radius onto and off of the lot 237 access lane, and;**

**Whereas there has been clearing of trees from the subject site prior to City Planning Commissions approvals under the provisions of the Special Hillside Preservation District , and;**

**Be it hereby resolved that: Community Board #1 opposes the application pursuant to General City Law 36.**

**Roll call vote taken of the Land Use Committee, vote passed unanimously.**

Board of Standards & Appeals Calendar Nos. 206-4155-4162-A – applications filed to permit construction of eight one-family homes that do not front on a legally mapped street at 1, 5, 9, 15, 19, 23, 27 and Montana Court, east side of Van Pelt Avenue and west of Van Name Avenue.

**Motion made seconded and approved unanimously by the Land Use Committee to approve as submitted.**

Board of Standards & Appeals Application No. 2016-4168-BZ – application filed to construct a one family home that does not meet the side yard requirements at 94 Elm Street.

**Motion made seconded and approved unanimously by the Land Use Committee to approve as submitted.**

Second renewal application to renew an application that was submitted to the Department of City Planning Application to construct 14 two-family homes 24-28 Hendricks Avenue and 109-137 Benziger Avenue.

**Motion made seconded to approve the renewal application. Vote passed 7-0-0 (1 ineligible)**

# Community Board #1

## Area Committee Minutes

### Stapleton - Clifton - Concord

<http://sites.google.com/site/ccsarea/>

April 21, 2016

#### COMMITTEE MEMBERS PRESENT:

Larry Beslow, *Chair*  
Pricilla Marco, *Excused*  
George Doyle, *Excused*  
Friday Ogbewe, *Excused*  
Danny Williams  
Norman Light, *CB1*

#### COMMITTEE MEMBERS ABSENT:

George Turner  
Geraldine Parker  
Marjorie Ryan  
Joseph Bird  
Anthony Consentino, *CB1*

#### NON-BOARD MEMBERS PRESENT:

George Cahill  
Vanis A. Trapp  
Nancy Galarza  
Peter Lisi  
Dorothy Brown

#### NON-BOARD MEMBERS ABSENT:

Linda Gallo

#### SPECIAL GUESTS

Troy McGhie, Rep. Councilmember Rose  
Mark Zink, Rep. Assemblyman Titone  
Lindsay Sierra, NYC Community Parks  
Jachyn Sachs, NYC HPD

Robert Gibbs, Stapleton Library  
Andrew Marcus, NYC Small Business Services  
Parris Straughter, NYC HPD

#### GUEST

Peter Pan, Hash Tag  
JoAnn Myer

Dianne Mitchell  
Wilma Jones

Meeting opened at 7:35 pm

Lindsay Sierra, Partnership for Parks, addressed the Committee regarding the Stapleton Playground Concept plan.

Andrew Marcus, NYC Small Business Service gave a slideshow presentation about the Bay St. Commercial Corridor and said that there will be meeting held on May 11<sup>th</sup> at 120 Stuyvesant Place, 3<sup>rd</sup> floor. 5:30 p m.

Parris Straughter, NYC, HPD spoke to the Committee and answered questions.

Macuba Café 64-74 Canal Street Liquor License renewal was approved because of no complaints on file with NYPD or CB1.

The Committee would like to know the status of the property at 360 Van Duzer St. and the property once owned by Wagner's on Van Duzer St.

There was a discussion on the applications for 70, 72, 74, 76 and 78 Cunard Ave. to permit construction of 5 one-family dwellings.



The Committee and Residence from the area were against a previous development at this location but decided to reschedule our May meeting to have a joint meeting with the Land Use committee to hear the proposal first hand from the developers.

The next meeting will be on May 2<sup>nd</sup> at the Community Board office, 1 Edgewater Plz, Suite 217 in place of our regular meeting on May 19<sup>th</sup>.

There is no meeting scheduled for June.

Meeting adjourned 9:05 p.m.

Respectfully submitted,

Larry Beslow