

COMMUNITY BOARD #1 AGENDA –SEPTEMBER 19, 2013 - 8:00 P.M.
ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

****MEETING IS ON THURSDAY SEPTEMBER 19, 2013 DUE TO PRIMARY DAY****

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, Nicholas Siclari
- Chairwoman, Leticia Remauro

- District Manager, Joseph Carroll

Flag container will speak on dredge project.

Laura Barlament, Transportation Alternatives will speak on bike lanes on Clove Road.

FUNCTIONAL COMMITTEE REPORTS

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

AREA COMMITTEE REPORTS

- Clifton/Concord/Stapleton, Larry Beslow
- West Brighton/St. George, Loretta Cauldwell
- Mariners Harbor/Port Richmond, Anjail Ameen-Rice
- 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 lcrosby@cb.nyc.gov.

LAND USE MOTIONS TO BE PRESENTED SEPTEMBER 19, 2013

1. Board of Standards & Appeals Application No. 519-57-BZ – Extend the term of a previously approved variance at the BP Gas Station located at 2071 Victory Blvd.

Motion made to approve as submitted. Motion seconded. Roll call vote taken. Vote passed 9-0-0.

2. Board of Standards & Appeals Application No. 191-13-A – Application submitted to build a three-story office building in an M3-1 District which is located partially within the bed of a mapped street at 3161 Richmond Terrace.

Motion made to approve and seconded with the condition that applicant sign a restrictive covenant, attached to the land in perpetuity to agree to accept all costs of demolition and removal of the building if DOT plans to widen Richmond Terrace. Roll call vote taken. Vote passed 5-1-1 (1 ineligible)

3. Board of Standards & Appeals Application No. 232-13-BZ – Application submitted to allow a physical culture establishment to be operated by Crunch Fitness at 364 Bay Street.

Motion made to approve as submitted. Motion seconded. Roll call vote taken. Vote passed 7-0-0 (1 ineligible)

4. Board of Standards & Appeals Application Nos. 180-13-A, 181-13-A, 182-13-A, 183-13-A and 184-13-A – Applications to construct 5 single family dwellings on an unmapped street – End of Pearl Street past Calvin Place.

Motion made and seconded to deny the applications due to the steep grade of Pearl Street and, would be inappropriate to engineer a solution to create Fire Department access; and, would be an extraordinary impact on the lower portion of Pearl Street and the surrounding community.

Roll call vote taken. Vote passed to deny the application 7-0-1.

COMMUNITY BOARD NO. 1

TREASURER'S REPORT – FY'14

September 2013

<u>CODE</u>	<u>ALLOCATED TO 07/01/14</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 – Supplies	\$ 2,488.00*	\$ 2,488.00 *	\$ - 0 -
101 - Printing Expense	200.00	- 0 -	200.00
110 - Food & Forage	1,150.00	- 0 -	1150.00
117 Postage	200.00	- 0 -	200.00
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	- 0 -	100.00
400 - Contractual Services	1,500.00*	1,500.00*	- 0 -
40B – Communication	3,013.00*	3,013.00*	- 0 -
403 – Office Services	150.00	- 0 -	150.00
412 - Equipment Rental	2477.00*	2477.00*	- 0 -
451 – Carfare	100.00	- 0 -	100.00
700 - Chase Imprest Fund A/C	500.00	500.00	- 0 -
 TOTAL:	 \$13,012.00	 \$ 9,978.00	 \$3,034.00

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'14 Contracts

COMMUNITY BOARD #1 LAND USE PUBLIC HEARING WITH THE MARINERS
HARBOR/PORT RICHMOND AND STAPLETON/CLIFTON CONCORD AREA
COMMITTEES - TUESDAY- SEPTEMBER 17, 2013 - 7:30P.M. BOARD OFFICE, 1
EDGEWATER PLAZA, SUITE #217

MEMBERS

Vincent Accornero, Chairman
Christopher Rooney, Co-Chair
Marilyn Brown
Anthony Cosentino
George Doyle
Friday Ogbewe
George Sona, Excused
Ole Olsen, Excused
Camille Zarrelli
Ciro Asperti, Excused
Larry Beslow, Stapleton Chair
Anjail Ameen-Rice, MH/PR Chair
Norman Light
Victoria Gillen
Leticia Remauro, Ex. Officio
Linda Eskenas

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Assoc.

GUESTS

Len Garcia-Duran, Director SI City Planning
Samantha Carter, SI City Planning
Kirsti Jutila, City Planning
John Kilcullen, Preservation League SI
Beryl Thurman, North Shore Waterfront Conservancy
Charles Kitts, Port Richmond Proud
Adam Rothkrug, Rothkrug and Rothkrug and Spector, LLP
Chris Wright, Simons and Wright, LLC
Peter Franchini, Flag Container
Cheryl Porter, Flag Container
Richard Galli, Galli Engineering
Ellen Feldman, Galli Engineering
Kathleen Bielsa, Northfield LDC
Cuneyt Celebiogh, Turkish Cultural Center
Paul Lorentlen
Warren MacKenzie
John Tizio, Murray Place
Keith Jacobsen, North Shore Waterfront Conservancy
Neil Pisane, Serpentine Arts and Nature Commons
Paul Quevedo, Project Hospitality
Ayman Soliman, Pearl Street
Robert Dixon, Pearl Street
Linda Podak, Pearl Street
Rachael Hintz, Pearl Street
Lou Rizzo, Pearl Street

Chairman Vincent Accornero called the meeting to order at 7:35 P.M.

1. Board of Standards & Appeals Application No. 519-57-BZ – Extend the term of a previously approved variance at the BP Gas Station located at 2071 Victory Blvd.

Mr. Adam Rothkrug presented the renewal variance on behalf of Mr. Eric Palatnik, P.C. There are no changes to the existing variance which was approved on September 8, 2004 for a term of 10 years.

It was announced by Chairwoman Leticia Remauro that the station is always maintained and clean.

2. Board of Standards & Appeals Application No. 191-13-A – Application submitted to build a three-story office building in an M3-1 District which is located partially within the bed of a mapped street at 3161 Richmond Terrace.

Mr. Adam Rothkrug explained the premises are located on the north side of Richmond Terrace at the intersection of Grandview Avenue in an M3-1 zoning district. It is proposed to construct a three-story building abutting the existing single story building. Total floor area for the new structure will be 17,321.04 square feet resulting in a total floor area for zoning lot 33,305.74 square feet. The proposed development will conform and comply with all applicable M3-1 district regulations. The site is owned and operated by McAllister developed with multiple piers used for marine towing and transportation.

Relief is sought as the proposed building will be located partially in the bed of a mapped but unbuilt street – Richmond Terrace. The existing building at the southwest corner of the premises – that fronts on the northern side of the improved portion of Richmond Terrace – is located completely within the mapped but unbuilt portion of Richmond Terrace. Only the southern portion of the proposed three-story building would be located within the mapped unbuilt portion of Richmond Terrace. The Department of Transportation has no plans to widen Richmond Terrace at this time.

Many questioned why the building needs to be built in the portion of the unmapped street. Mr. Rothkrug explained that the new building needs to abut the old building. Although the site is large, it is unbuildable because of the bulkhead.

3. Department of City Planning Port Richmond BOA recommendations.

Mr. Len Garcia Duran, Director of SI City Planning and Ms. Kirsti Jutila, City Planning gave a power point presentation on the Port Richmond BOA recommendations.

The presentation was given previously to the Port Richmond Area Committee and other Port Richmond groups.

The Brownfield Opportunity Areas (BOA) Program is a New York State Department of State, Office of Communities and Waterfronts grant program that provides funding assistance to communities for activities related to the creation of neighborhood revitalization plans for areas affected by multiple Brownfield sites and economic distress. Through a community supported planning process, the BOA program is intended to help communities formulate effective strategies to return vacant and underutilized sites and areas back to productive use while simultaneously restoring environmental quality.

The full Power Point Presentation can be viewed on the Department of City Planning website.

It was noted that this was a study and funds need to be allocated to be able to do the zoning applications. Chairwoman Remauro asked Mr. Duran to forward us the dollar amounts for the each process for Community Board #1's Budget Public Hearing on October 3, 2013.

4. Presentation by Flag Container dredging project.

Mr. Richard Galli, Galli Engineering and Mr. Peter Franchini, Flag Container Services explained that Flag container maintains a non-putrescible solid waste transfer station on Ferry Street. The permit modification is for a construction and demolition debris procession facility and dredged spoils treatment and transfer operation.

They will perform dredged spoils treatment and transfer operation, moor the dredged spoils barges at their existing bulkhead and use appropriate equipment to treat the dredged spoils directly on the barge. Most of the stabilized dredged materials would be barged out; some would be off loaded on truck. The operation runs 6 days a week, 12 hrs. a day. Picking up by trucks is done on off hours.

Port Richmond Area Residents were displeased with the permit modification. There will be more truck traffic than there is already. The meeting to discuss the project is not being held in the area where the residents will be affected with additional noise etc. The Environmental documentation was not at the Port Richmond Library for residents to review, instead left at the St. George Library.

It was decided that Mariners Harbor Chairperson, Anjail Ameen-Rice will set up a meeting with Flag Container and the Port Richmond community.

5. Board of Standards & Appeals Application No. 232-13-BZ – Application submitted to allow a physical culture establishment to be operated by Crunch Fitness at 364 Bay Street.

Mr. Adam Rothkrug stated that all physical cultural establishments must file for a special permit with BSA. The proposal is to permit the proposed physical cultural establishment at 364 Bay Street within portions of the first and second floor. Patrons will enter the establishment through the first floor lobby located along St. Julian Place that will have a dedicated stairway and elevator. The second floor will be where the workout equipment etc. will be. The facility will comply with all local laws and approved interior fire alarm system with sprinklers connected to an FDNY approved central station.

There were no objections.

6. Board of Standards & Appeals Application Nos. 180-13-A, 181-13-A, 182-13-A, 183-13-A and 184-13-A – Applications to construct 5 single family dwellings on an unmapped street – End of Pearl Street past Calvin Place.

Mr. Chris Wright presented the proposal to construct five single- family dwelling on an unmapped street. If approved by BSA further authorizations will be needed from the Department of City Planning since the homes are in the Hillside Preservation District. A sixth house is also proposed for St. Paul's Avenue which does not need BSA approval. The street would be widened to 35 feet.

Residents on Pearl Street were opposed to the project as well as the Serpentine Arts and Nature Commons. This is a very steep slope with one home on it. There is no garbage pick-up the homeowner drives her garbage to St. Paul's Avenue. The Snow plow also does not go up to Pearl Street. Fire Department access and ambulance access is not feasible, even with widening the street the emergency vehicles are unable to navigate the turn from St. Paul's Avenue. There will be no parking available on the top of Pearl Street forcing additional parking on the bottom of Pearl Street which already has limited parking. There is severe runoff from the top of Pearl Street to the surrounding community below, of pebbles, rocks water and debris.

PUBLIC HEARING CLOSED

The Land Use Committee discussed and voted on the following applications.

1. Board of Standards & Appeals Application No. 519-57-BZ – Extend the term of a previously approved variance at the BP Gas Station located at 2071 Victory Blvd.

Motion made to approve as submitted. Motion seconded. Roll call vote taken. Vote passed 9-0-0.

2. Board of Standards & Appeals Application No. 191-13-A – Application submitted to build a three-story office building in an M3-1 District which is located partially within the bed of a mapped street at 3161 Richmond Terrace.

Motion made to approve and seconded with the condition that applicant sign a restrictive covenant, attached to the land in perpetuity to agree to accept all costs of demolition and removal of the building if DOT plans to widen Richmond Terrace. Roll call vote taken. Vote passed 5-1-1 (1 ineligible)

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Motion made to approve as submitted. Motion seconded. Roll call vote taken. Vote passed 7-0-0 (1 ineligible)

4. Board of Standards & Appeals Application Nos. 180-13-A, 181-13-A, 182-13-A, 183-13-A and 184-13-A – Applications to construct 5 single family dwellings on an unmapped street – End of Pearl Street past Calvin Place.

Motion made and seconded to deny the applications due to the steep grade of Pearl Street and, would be inappropriate to engineer a solution to create Fire Department access; and, would be an extraordinary impact on the lower portion of Pearl Street and the surrounding community.

Roll call vote taken. Vote passed to deny the application 7-0-1.

Meeting adjourned at 10:25 P.M.

Community Board #1

Area Committee Minutes Stapleton—Clifton - Concord

June 20, 2013

COMMITTEE MEMBERS PRESENT:

Larry Beslow, *Chairman*
Mrjorie Ryan
Friday Ogbewe
Timothy Kuhn
George Doyle (Excused)

COMMITTEE MEMBERS ABSENT:

Wilma Jones (Leave)
Pricilla Marco

NON-BOARD MEMBERS PRESENT:

Anthony Rajewski
Peter Lisi
Linda Gallo
Georgie Dublin-Canty

NON-BOARD MEMBERS ABSENT:

Dorothy Brown

GUESTS

Nelly Segovia- Toro 51
Braulio Bunay - Toro 51
Robert Gibbs - Stapleton Library
Rosa Paire _ Stapleton Library
Jo Ann Myers

Meeting opened at 7:35pm

OLD BUSINESS:

THE RAIL:

- No representation at the meeting.
- The committee has questions for the representative and still request their presence.

STAPLETON LIBRARY:

- The new open date is June 11, 2013

CROC CENTER:

- No representation at the meeting.
- A representative is still requested at our meeting

TAPPEN PARK

- The committee requested that a parks department representative come to our meet.

NEW YORK WHEEL/HARBOR COMMONS:

- Monthly updates will be given to the Stapleton Committee.

FLEA MARKET

- This area located on Targee St. near Vanderbilt Ave. has become an eye sore to the community. The committee requests that the owner come back to the meeting and address this matter.

NEW BUSINESS:

LIQUOR LICENSES

- Toro 51 Corp. - The Committee vote was unanimous in favor of this License.
- Gatsby's On The Bay Corp. - There was no representative at the meeting. The Committee request a representative prior to a vote.

Mic Lou Car Service LLC - There was no representative at the meeting. - The Committee request a representative.

There is work being done in the lot next to Family Dollar on Canal St. Do they plan on build? If so, what is planned for that location?

Home Port

- The Committee request a representative to give an update on the status of this project.

There werem two concerns about propertie needing cleaning. Rodents are reported to have been seen at both locations:

37 Osgood Ave.

294 Targee St.

The Bus Shelter located at Osgood Ave. and Targee St. was removed and needs to be replaced. There are mounting complaints from Seniors, disabled and other concerned residents.

ANNOUNCEMENTS:

- Van Duzer Street Festival will be held on July 13th and July 20th.

Meeting adjourned 8:30 p.m.

Respectfully submitted,

Larry Beslow

St. George/New Brighton/West Brighton/Tompkinsville Area
Committee Meeting Walker Park
Sept. 17th, 2013

Meeting convened at 7:30pm

Liquor Licenses:

New license for Craft House, at 60 Van Duzer Street

Three people came to give information and request a waiver of the 30 day

waiting period to file the application. They provided a survey answering questions about the operation. It will be a full service restaurant with no music outside. An owner would be present during hours of operation. The hours would be Weekdays ; 11am to 12pm, Weekends 11:00am to 2am.

Vote; Unanimous to vote to approve license and the 30 day waiver.

The Hungry Sombrero, A new license, at 1190 Forest Ave

Noone was present. The committee concluded that there was not enough information on which to base a vote.

Proposed new Bar at Dongan Street, a residential St., and Castleton Ave.

The owner said that they would not be open until 4am. His lawyer did not get to the meeting. There was a motion to adjourn which was unanimously approved. There was no vote, as the lawyer was not present and no information was presented. There were several attempts to call the attorney.

New Business; Joe Meagher asked why the utility poles on Forest Ave.

between Davis and Dubois being extended.

Jenie Meagher asked for an up date on Phryme Restaurant at 412 Forest Ave.

Announcements There will be an important meeting on September 26, at Walker Park at 7:30pm with the Dept. of City Planning and West Brighton .

The Brownfield Opportunity Areas will be discussed, and West Brighton.

Motion to adjourn was made and unanimously accepted.

Bob Zion St. George Civic
Erica Johnson

Joe Meagher

Gary Minervini

Jenie Meagher

SIG

Kurron Mangin
SIG/ Craft Hs.

Manuel Delgado

Alphonso Parra

Nicholas Gonzalez

**ROSEBANK/FT.WADSWORTH/SHORE ACRES COMMITTEE MEETING
SEPTEMBER 17, 2013 – 7:30PM MT.CARMEL HALL, 36 AMITY ST.**

Attendance:

John Guzzo, Chairman
Darrell Schrage
Walter Rupp
Kille McLaughlin
Joan Thompson
Jean Oechsber
Jackie Rolon
Peggy Gundacker
Kathy Freidman
Jack Bolembach
Paul Sorocco
Sam Urciuoli

Meeting called to order at 7:40PM
Pledge

Discussion On: Traffic Signals, Bus Lane Cameras & Mt. Marressa.

Update by: Mr. Jack McLaughlin of NYRR on S.I. Half & Full Marathon on:
Sunday October 13 for half and November 3 for full.

Bay St. one-way the area is opposed.

Bell St. – squatters.

S.I. Motel Hylan Blvd. Drug Activity. 196 Virginia Ave. Drug Activity between 5pm & 8pm.

On Greenfield Ave. between Bay St. to Tompkins Ave. in need of “ No Idling” Signs.

Respectfully Submitted by: John Guzzo

Mariners Harbor/Port Richmond Area Committee Meeting -
Tuesday, June 18, 2013 -7:00 P.M.250 Park Avenue

Attendance:

Community Board Members

Anjail Ameen-Rice, Area Chair-present
Jeannine Borkowski, Area Co-chair-present
Pearl Minsky-excused
Victoria Gillen – present
George Sona – absent

Guests:

Stephanie Shavuo, CM Debi Rose Office
Joy Grant, Resident
Venus Young, Resident
James Grant, Resident
Marion Norberg, Resident
Kathleen Bielsa, Northfield LDC
Joe Gaeta, Building owner
Geranomo Toro, Paula's Restaurant
Len Garcia-Duran, NYC City Planning
Barry Dinerstein- NYC City Planning
Samantha Carter- NYC City Planning

Meeting Commenced- 7:11pm.

A quorum was present.

Agenda

1. TJ Car Service 17 Harrison Avenue – Renewal Base License – No Concerns, however, a comment was made about excessive car honking from some of the drivers.

Liquor License Renewal Application

2. Rinconcito Paisa, 1976 Forest Ave – no concerns

3. Presentation from NYC Department of City Planning – Port Richmond Brownfield Opportunity Update.

Information is available:

<http://www.nyc.gov/html/dcp/html/portrichmondboa/index.shtml>

Announcements

1. Green Homeowner's Forum- Sponsored by Council Member Debi Rose's office on 6/20/13.
2. Neighborhood Advisory Board Meeting – needs community feedback for community planning purposes.
3. Uprose Youth Summit.
4. New traffic light has been approved for intersection of Castleton Ave and Nicholas Ave.
5. A bench is going to be installed at 235 Port Richmond Ave.

No old business

Submitted by:

Anjail Ameen-Rice

Port Richmond/Mariner's Harbor Area Chair