

COMMUNITY BOARD #1 FULL BOARD MEETING, FEBRUARY 15, 2017 -7:30 P.M.

ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

Nicholas Siclari, Chairman

MEMBERS

Vincent Accornero
Joseph Ahlstrom
Ali Mir Masum
Anjail Ameen-Rice
Larry Beslow, Excused
Joseph Bird, Excused
Telee Brown
Loretta Cauldwell
Anthony Cosentino
Megan Delmar
George Doyle
Claudette Duff, Excused
Linda Eskenas
Thomas Ferrie, Excused
Timothy Forsyth
Vickie Fossella
Victoria Gillen
Christopher Greene, Excused
John Guzzo
Celeste Holmes
Sunny Jain, Excused
Lisa Lattanzio
Norman Light
Priscilla Marco
John McBeth
Pearl Minsky
Mohan Radharkrishm
Jeffrey Mohlenbrok
Friday Ogbewe
Ole Olsen, Excused
Ernest Paige
Catherine Paradiso
Geraldine Parker, Excused
Amy Poirer
Fran Reali, Excused
Chris Rooney
Marjorie Ryan
James Samuels, Excused
Anthony Scaturi
Nicholas Siclari
George Sona
Hakan Tale
Kelly Vilar
Kevin Washington
Daniel Williams
Camille Zarrelli
Bob Zion
Nicholas Zveigintzov

GUESTS

Amoy Barnes, Community Assistance Unit, Office of the Mayor
SI NYC Parks & Rec. Borough Commissioner, Lynda Ricciardone
Jason Razefsky, Chief of Staff, Office of the Borough President
Robert Englert, Land Use Director, Office of the Borough President
Charles Fall, Chief of Staff, SI NYC Parks & Recreation
Roland Stewart, Rep. Office of the Borough President
Troy McGhie, Rep. Councilwoman Debi Rose
Anthony Reinhold, Rep. Senator Lanza
Brandon Patterson, Rep. Senator Lanza
Mark Zink, Rep. MOA Matthew Titone
Angela Olson, Rep. MOA Nicole Malliotakis
Anthony Arcome, SI Parks & Recreation
Nicole Brooks, SI Parks & Recreation
Nick Molinari, SI Parks & Recreation
Nahn Tseng, Capital Projects, NYC Parks & Recreation
Katerina Alnasion, Capital Projects, NYC Parks & Recreation
Nandini Sengupta, Urbahn Architects
Gerardo Calix, Urbahn Architects
Michael Morrell, President Westerleigh Improvement Society
Eric Patterson, Friends of Westerleigh Park
Miriam Arnold, Resident
Steven LoBaido, Resident
Frank Marra, Clove Lake Civic Assn.

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Coordinator

A Land Use Public Hearing was held prior to the Board Meeting at 6:30 P.M.

Mr. Eric Palatnik presented two Board of Standards and Appeals Applications:

1. Board of Standards & Appeals Application No. 2016-4331-A and 2017-30 –A - 16 and 19 Tuttle Street – Application is to waive General City Law 36 to permit a two-family homes that do not have frontage on a legally mapped street in an R3X zoning district. – included with 16 Tuttle Street is an accessory garage.

Mr. Michael Morrell stated that the Westerleigh Improvement Society is against the proposal. The Society would prefer that the homes be built on Home Place and they build one less home and not need a variance.

2. Board of Standards & Appeals Application No. 2017-4-A – 339 Victory Boulevard - Application to permit the development of a two-story mixed use building (commercial and residential) on a lot that is located partially within the bed of a mapped but unbuilt portion of Victory Blvd. in a C1-3 commercial overlay in an R4 Special Hillside Preservation District.

There was no opposition from the public or members. There was a discussion regarding traffic in the area and that it is a busy intersection. It was noted that cars will be able turn around in the parking lot and will not have to pull out onto Cebra Avenue.

Representatives were in attendance from 125 Edgewater Street due to the Land Use Committee not making a recommendation at the February 6, 2017 Land Use Public Hearing.

The Land Use Committee made the following motions, which were seconded and voted on as follows:

Motion made and seconded to approve as submitted Board of Standards & Appeals Application No. 2016-4331-A and 2017-30 –A - 16 and 19 Tuttle Street – Application is to waive General City Law 36 to permit a two-family homes that do not have frontage on a legally mapped street in an R3X zoning district. – included with 16 Tuttle Street is an accessory garage. Roll call vote taken, vote passed Land Use Committee 7-0-0 (1 ineligible)

Motion made and seconded to approve as submitted Board of Standards & Appeals Application No. 2017-4-A – 339 Victory Boulevard - Application to permit the development of a two-story mixed use building (commercial and residential) on a lot that is located partially within the bed of a mapped but - unbuilt portion of Victory Blvd. in a C1-3 commercial overlay in an R4 Special Hillside Preservation . Roll call vote taken, vote passed Land Use Committee 7-1-0.

IN THE MATTER OF an application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

- I. changing from an M2-1 District to an R6 District property bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, a line 515 feet south easterly of the South Street line prolongation, the U.S. Pierhead Line and a line 1,240 feet southeasterly of the South Street line prolongation;

2. establishing within a proposed R6 District a C2-2 District bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, and a line 1,240 feet southeasterly of the South Street line prolongation ; and
3. Establishing a Special Stapleton Waterfront District (SW) within an M2-I District and within a proposed R6 District bounded by Edgewater Street, the South Street line prolongation, the U.S. Pierhead Line, and a line 1,240 feet southeasterly of the South Street line prolongation.

The property is located at 125 Edgewater Street. –Motion will be made at the Full Board Meeting.

LAND USE PUBLIC HEARING CLOSED AT 7:30 P.M.

Full Board Meeting called to order at 7:34 P.M.

Secretary Anjail Ameen-Rice took roll call attendance, quorum present.

Motion made seconded and approved to accept January 2017 Full Board Minutes.

Ms. Pearl Minsky presented a Certificate of Appreciation to Mary Georgio from On Your Mark.

Chairman Nicholas Siclari introduced Staten Island Parks Commissioner Lynda Ricciardone and thanked her for coming to the meeting.

Urbahn Architects which were hired to find a suitable replacement site for Cromwell Center. They studied Goodhue, DSNY 1 site and Lyons Pool.

The first 2 sites were deemed to be unacceptable, leaving Lyons Pool to be the only available site.

Based on prior programming at Cromwell and the results of surveys done in the north shore amongst potential users of Cromwell Cent the Parks Department conceptually designed. A 3 –story building that would accommodate most of the prior issues and current requests.

The building would be constructed outside of the pool area because building over the pool would be unfeasible because you could not get the needed square footage and there are constraints of the Landmark status of the entry and the façade.

Chairman Siclari asked the Commissioner if Parks had a Capital Budget. She replied the agency does not and is dependent upon allocation of the Mayoralty, Borough President, Council, Assembly, Senators and private fundraising.

Regarding an indoor pool the Mayor made it clear that he would fund an indoor pool; however, regarding the funding for a new Cromwell Center he also made it clear that money would be tied into the Bay Street Corridor Development. Parks Capital estimates that the funding required for a new Cromwell would be between 90 and 100 Million Dollars.

Mr. Tom Cocola spoke of the Transportation Improvements for Van Duzer, St. Paul's Avenue and Richmond Road. A full power point presentation was given to the Stapleton/Clifton/Concord Area Committee with the Transportation Committee. The committee voted to approve the proposal.

PUBLIC SESSION

Ms. Buryl Thurman spoke of the preservation of the Graniteville Quarry.

Ms. Kelly Vilar spoke about a rebuilding Cromwell Center.

Mr. Mike Penrose spoke against the variance for 125 Edgewater Street.

Mr. Joe Sollazzo spoke of a memorial for the Graniteville Quarry.

Ms. Barbara spoke of the rezoning of Rosebank and also about making St. Mary's Church a Landmark.

Ms. Kamillah Hanks spoke against the variance for 125 Edgewater Street and there being no benefit to the surrounding community.

Mr. Tom Shcherberko and Abigail Kunitz spoke in favor of the of the Transportation Improvements for Van Duzer, St. Paul's Avenue and Richmond Road.

Ms. Caroline Harris, representative, and Chris Vecchiareli, owner 125 Edgewater Street mentioned they have been working on the proposal for a number of years with the Department of City Planning. They further mentioned that a public waterfront esplanade would be constructed; the parking could be alleviated with stackers which is a possibility. Lastly Mr. Vecchiareli has spoken to a few union representatives regarding the building etc.

Mr. Troy McGhie, representing Councilwoman Debi Rose spoke about the Councilwoman funding the study for Cromwell center and, the budget process which starts with - *Vote Week is March 25 to April 2—when North Shore residents will decide how to spend \$1 million.* Later this week, I will announce the projects that you selected for the final ballot!

Participatory budgeting in our district would not be possible without the volunteer budget delegates and facilitators that have been working the last several months developing proposals and a final ballot for the vote! They will need your help to Get Out the Vote! Consider volunteering a few hours of your time to inform your neighbors about the projects on the ballot and about where and how to vote.

Mr. Roland Stewart read a statement on behalf of Borough President James Oddo and Minority Leader Steven Matteo requesting the denial of the application for Tuttle Street. In the past, both have opposed the granting of variances for private residential development as a rule and especially when it appears that the interests of the community at-large are not well-served. New developments should be required to submit a Builder's Pavement Plan or BPP with the New York City Department of Transportation. Included in that should be a build-out of Home Place with sidewalk to connect existing dead portions. They oppose waivers of alignment, sidewalks, or other improvements for this or any property by DOT of the New York City Department of buildings.

OFFICERS REPORTS'

FIRST VICE-CHAIRMAN – No report.

SECOND VICE-CHAIRMAN, CHRISTOPHER ROONEY – No report.

THIRD VICE-CHAIRMAN, FRIDAY OGBEWELE – No report.

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

SECRETARY, ANJAIL AMEEN-RICE – No report.

CHAIRMAN, NICHOLAS SICLARI – Mr. Siclari apologized to members for losing his temper at last month's meeting. Borough Commissioner Lynda Ricciardone was invited tonight and spoke to clear up their budget process. Also there will be a Steering meeting scheduled for March to discuss a Rules Change for bringing motions forward.

DISTRICT MANAGER, JOSEPH CARROLL – Mr. Carroll advised the members that the Stapleton Area Committee will be presenting a motion for the Transportation Improvements for Van Duzer Street, Richmond Road and St. Paul's. It was presented tonight by DOT. It will slow drivers down and decrease accidents in the area.

FUNCTIONAL COMMITTEE REPORTS

LAND USE, VINCENT ACCORNERO – The following items were presented discussed and voted on as follows:

Motion made and seconded to approve as submitted Board of Standards & Appeals Application No. 2016-4331-A and 2017-30 –A - 16 and 19 Tuttle Street – Application is to waive General City Law 36 to permit a two-family homes that do not have frontage on a legally mapped street in an R3X zoning district. – included with 16 Tuttle Street is an accessory garage. Roll call vote taken, vote passed 25-6-2.

Motion made, seconded to approve as submitted Board of Standards & Appeals Application No. 2017-4-A – 339 Victory Boulevard - Application to permit the development of a two-story mixed use building (commercial and residential) on a lot that is located partially within the bed of a mapped but unbuilt portion of Victory Blvd. in a C1-3 commercial overlay in an R4 Special Hillside Preservation District. Roll call vote taken, vote passed 33-1-0.

A Public Hearing was held March 6, 2017 – no recommendation was made at that time. It was briefly spoken about at the Land Use Public Hearing prior to tonight's Board Meeting.

IN THE MATTER OF an application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

changing from an M2-1 District to an R6 District property bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, a line 515 feet southeasterly of the South Street line prolongation, the U.S. Pierhead Line and a line 1,240 feet southeasterly of the South Street line prolongation;

establishing within a proposed R6 District a C2-2 District bounded by Edgewater Street, a line 1,040 feet southeasterly of the South Street line prolongation, a line 210 feet northeasterly of the northeasterly street line of Edgewater Street, and a line 1,240 feet southeasterly of the South Street line prolongation; and

establishing a Special Stapleton Waterfront District (SW) within an M2-I District and within a proposed R6 District bounded by Edgewater Street, the South Street line prolongation, the U.S. Pierhead Line, and a line 1,240 feet southeasterly of the South Street line prolongation.

The property is located at 125 Edgewater Street.

Motion made and seconded to approve as follows:

Whereas, these conditions were imposed upon the adjacent Stapleton Waterfront District including URB development, and;

Whereas, any higher development would be above the stack of the New York Power Authority power plant and could have potential adverse impacts from emissions, and;

Whereas this area is underserved by mass transit

Be it hereby resolved that Community Board #1 approves this application with the following conditions:

1. The building heights be restricted to 8 stories
2. 1 parking space be required for each residential unit developed
3. Every effort to use union workers for all construction aspects and the maintenance of the buildings once they are completed.
4. The entire esplanade be completed with the construction of phase 1.

Roll call vote taken. Vote passed 23-1-0.

TRANSPORTATION, NICHOLAS ZVEGINTZOV – The report is in the packet.

HEALTH & HUMAN SERVICES, CATHERINE PARADISO – A meeting is being scheduled with the Stapleton Area Committee to discuss the Gotham Health Center on Tompkins Avenue and Vanderbilt to discuss some concerns regarding parking, buses from the Hungerford School etc.

WATERFRONT, LORETTA CAULDWELL – There was no meeting, a meeting has been scheduled for Tuesday, February 28, 2017, 7:00 P.M. at the Board Office. Mr. Rich Marin, NY Wheel will give an update on the progression of the Wheel and Empire Outlets.

PUBLIC SERVICES, SUNNY JAIN – No report.

YOUTH SERVICES, KELLY VILAR – The minutes of the meeting are in the packet.

RULES & LEGISLATIVE AFFAIRS, CHRISTOPHER BRADFORD GREENE – No report.

BUDGET & FINANCE, ANTHONY COSENTINO – A response letter to the Mayor for his response to our FY' 2018 budget was e-mailed to all members for their review and, is included in the packet.

Motion made and seconded to send the following letter:

16 February 2017

Honorable Bill de Blasio, Mayor
City of New York
City Hall
New York, New York 10007

Re: Fiscal Year 2018 Budget Response

Dear Mayor de Blasio:

Community Board 1 would first like to thank you for providing capital funding to improve our neighborhood parks and for providing asphalt to pave our streets and for working with Deputy Majority Leader Rose and Commissioner Garcia to provide the wherewithal to move the District 1 garage from a residential community into a location better suited to that kind of facility.

Community Board #1 represents Staten Island's North Shore and has been a tireless advocate for improving the quality of life of our residents, increasing affordable housing, improving senior services, expanding youth services, adding needed school seats, improving the transportation system and mass transit system, and developing our waterfront.

More than 15 years ago, we asked that the New York City Economic Development Corporation locate the National Lighthouse Museum at the former Coast Guard Base adjacent to the Ferry Terminal. Years later, we supported the additional development of the site by Triangle Equities.

We requested and supported the release of the RFP for the former Homeport which is now being developed by Iron State Development Corporation.

We supported the release of the Stapleton Municipal Parking Lot to be developed as The Rail, a multi-story, residential building with a retail base.

We supported the St. George rezoning to allow both the construction of our newly completed courthouses along with new mixed use development that will bring new life to St. George.

We supported the release of the NYC EDC's request for expressions of interest that led to the development of the New York Wheel. We urged that the request include both a retail component and a nexus with Bay Street. Both were heeded, and as a result the Empire Outlets are now emerging alongside the New York Wheel. These two projects will inject tens of millions of tourist dollars into the North Shore of Staten Island. Mindful of the potential impact of these large scale developments on our local, already overburdened infrastructure, CB1 then helped negotiate U.L.U.R.P provisions that will provided for traffic amelioration, job development and water's edge improvements.

As you can see, Community Board #1 takes its responsibility as a "planning" board very seriously and consistent with that focus, we have identified several budget priorities that we believe are necessary to both protect the essence of the North Shore and ensure that the oncoming development is adequately supported by a local infrastructure suited to the task.

Replace Cromwell Center over Lyons Pool. Since 1934, the Cromwell Recreation Center had been the focus of recreational activities for tens of thousands of young people and adults alike. Its facilities—which included basketball courts, a boxing ring, fitness areas, a theater with the second largest proscenium arch in the City, and space for afterschool activities—were ideally situated along the routes of countless bus lines and the SIRT. People from throughout the borough were able to run, play, box, or workout at Cromwell. But no more. Its absence from the community has robbed the North Shore of what our Senate delegation has described as a "vitally necessary" community resource.

Consequently, we ask that the NYC Parks Department add to its Capital Budget the rebuilding of the Cromwell Center over Lyons Pool as a fully funded project. It has been several years since its demolition and as the largest and most heavily used Parks' facility on Staten Island its absence has greatly diminished recreational resources not only the North Shore community but also the entire Borough.

Increase the Borough of Staten Island's Baseline Budget for the Department of Parks and Recreation. Community Board No. 1 has consistently asked for a baseline budget of \$100 million be applied to the budget of the Department of Parks and Recreation on Staten Island. This request is driven by the need to obviate dealing with the constant response of seeking councilmanic or Borough Presidential funds for items that should be handled through the normal City Agency borough distribution, thus depriving the BP and the Council of funding other needed items.

Fund a Professional Study of the circulation of the public areas of the St. George Ferry Terminal to provide visitors easy access to Lighthouse Point and the waterfront beyond. Community Board #1 has been a strong proponent of correcting the circulation of the St. George Ferry Terminal and the Ferry

Maintenance Facility. We are asking you to fund a professional study that will help to create a walkway to provide visitors with a safe and visually attractive path from the ferry to Lighthouse Point. Currently,

visitors must traverse a dingy, dark walkway that leads them through a dangerous parking lot and a series of fenced off, "regular

work" areas in order to connect with Lighthouse Point – a \$250 million privately funded project, the success of which will depend heavily on its retail component. The Staten Island Ferry is an icon known around the world. Similar to Grand Central Station, the Staten Island Ferry should provide visitors with a world class experience when they traverse the property – not only within the terminal but any space which is open to the public. For the projects adjacent to the terminal to be truly successful, visitors must be visually drawn to them, and feel safe enough to make the trip. This will require a reconfiguration of the Kiss and Ride and the Ferry Maintenance Facility Parking lot. Funding a professional circulation study is the first step in what will ultimately make the difference in the success of Lighthouse Point, Navy Pier and other waterfront projects south of the St. George Ferry Terminal.

Funding for the creation of a Greenway Trail to connect the pedestrians, cyclists and rapid transit to the projects along the waterfront. In order for the \$1 billion dollars in private investment projects along the waterfront to be successful, pedestrians, cyclists and rapid transit must be able to access them from the St. George Ferry, which will be a central point of arrival. Several years ago, Community Board #1 created and introduced a phased outline for such a trail from Ft. Wadsworth to the Bayonne Bridge which we titled the "The North Shore Waterfront Greenway Trail."

Three phases of the trail – Heritage Park and the plazas at Van Pelt and Van Name Avenues – have already been funded. We now ask you to support our request to fund a study to create a comprehensive plan for the rest of the trail so that visitors coming off the ferry can easily access the above mentioned projects either by foot, bicycle or bus. It is clear that these new waterfront projects have already brought more visitors to our shores – even before they have been completed. The city must be proactive in providing the infrastructure necessary to access these projects. Otherwise, the onslaught of new visitors will make more difficult any changes to the North Shore's transportation network – and may, through periods of long-delayed construction, render less appealing the very projects that draw the visitors in.

Build a Gymnasium for P.S.21. For too long, P.S. 21 has not had a gymnasium to allow children a place to exercise and to learn cooperation and sportsmanship. At a time when the City's avowed policy is to ensure that our children get proper nutrition and ample exercise, the lack of a gymnasium is a mark against the Department of Education which the city must correct. And to make matters worse, whatever outdoor recreational areas the children could use have been destroyed as an aftermath of the Bayonne Bridge raising project.

Construct a promenade to protect against storm surge and to provide waterfront access between Lighthouse Pointe and Fort Wadsworth. Community Board #1 believes funding a promenade to harden and protect the coastline and provide public waterfront access in front of Bay Street Landing, Shore Acres, Alice Austen House Beach, Buono Beach and other areas susceptible to flooding (whether privately or publicly owned) is important to ensure that both commercial and residential properties can quickly recover following a major storm. Community Board #1 asks that you support our request to create a plan for the hardening of the shoreline in order to protect both established and future projects in the area.

Provide the last phase of funding for the Goodhue Park purchase. This \$17 million will add the crucial last phase of the North Shore Greenbelt and provide recreational opportunities for the North Shore communities.

Provide sufficient capital funding to develop the infrastructure for the Mayor's signature "Bay Street Corridor" plan. This will include a study to see if Bay Street can be made one-way; the construction of sewers along the corridor; the development of a new school on the Homeport; a new precinct and a new fire house reflective of the great population increase; relocation and other housing help for those who will be displaced; increased Argus cameras along the corridor; and, job training and apprenticeships for residents wanting work during the corridor's build-out.

Improve the infrastructure along major corridors in preparation of growing business and residential population. Community Board #1 is requesting infrastructure improvements to both the street and sewer grid along major corridors such as Forest Avenue, Port Richmond Avenue, Richmond Terrace and Victory Boulevard to be able to absorb the impact of increased use and we especially request capital improvements within the Bay Street corridor, including schools and expanded funding for our hospitals.

We respectfully request your support so that together we can guarantee the future success of the North Shore.

Very truly yours,

Nicholas Siclari
Chairman

Anthony Cosentino
Budget & Finance Chairman

CC: Hon. A. Cuomo
Hon. C. Schumer
Hon. K. Gillibrand
Hon. J. Oddo
Hon. A. Lanza
Hon. D. Savino
Hon. M. Cusick
Hon. N. Malliotakis
Hon. M. Titone
Hon. D. Rose
Hon. S. Matteo
Hon. J. Borelli

Reverse roll call vote taken. Vote passed 34-0-0.

AD HOC COMMITTEE REPORTS

LABOR, JEFFREY MOHLENBROK – A meeting was held prior to the meeting tonight, minutes will be included in next month's packet...

PARKS & RECREATION, MEGAN DELMAR – No meeting, no report.

CIVIC, VICTORIA GILLEN – A meeting is scheduled for March 30, 2017 at 7:00 P.M.

CIVIC & CULTURAL AFFAIRS, PEARL MINSKY – A meeting is scheduled for March 2, 2017 at 10:30 A.M. in the Board Office. The Committee is planning a talent show with the Youth committee.

AREA COMMITTEE REPORTS

CLIFTON/CONCORD/STAPLETON – Minutes of the meeting are in the packet. Mr. George Doyle read the following motion on behalf of the Stapleton Area Committee:

Motion to approve the Van Duzer Street Corridor Transportation Improvements which was presented and approved by the Stapleton Area Committee by a vote of 8-0-1. Motion seconded. Reverse roll call vote taken, vote passed 34-2-0.

WEST BRIGHTON/ST. GEORGE/NEW BRIGHTON, JEFFREY MOHLENBORK & VICKIE FOSSELLA – Minutes of the meeting are in the packet.

SILVER LAKE/SUNNYSIDE/WESTERLEIGH/WILLOWBROOK, CAMILLE ZARELLI, TIMOTHY FORSYTH – Minutes of the meeting are in the packet.

ROSEBANK/FT. WADSWORTH, JOHN GUZZO – Minutes of the meeting are in the packet.

MARINERS HARBOR/ANJAIL AMEEN-RICE – Minutes of the meeting are in the packet.

OLD BUSINESS

NEW BUSINESS

Meeting Adjourned.