

**COMMUNITY BOARD #1 BOARD MEETING, OCTOBER 15, 2008 – 8:00 P.M.**  
**ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.**

**Anthony Marra, Chairman**

**MEMBERS**

Vincent Accornero  
Anjail Ameen-Rice  
Marilyn Averett  
Lloyd Bacchus  
Larry Beslow  
Loretta Cauldwell  
Ajmal Chaudhry  
Anthony Cosentino  
Megan Delmar  
George Doyle  
Linda Eskenas  
Timothy Forsyth  
Grace Ferranti  
Rajiv Gowda  
John Guzzo  
Jeanne Hogan  
Sunny Jain  
Wilma Jones  
Lisa Lattanzio  
Dominick Lambert, Medical Leave  
Adena Long  
Anthony Marra  
Jacob Massaquoi, III  
Sheila McGinn, Excused  
Mary Mitchell, Medical Leave  
Friday Ogbewe  
John Pabone, Absent  
Joseph Pancila, Absent  
Joanne Pentangelo  
Terry Player, Personal Leave  
Leticia Remauro  
Debi Rose  
Nicholas Siclari  
Sean Sweeney, Excused  
Ken Tirado  
Harold Wagner  
Curt Ward  
Mark Washington  
George Wonica, Jr.  
Camille Zarrelli  
Richard Zichettello

**GUESTS**

Tom Aiello, Rep. Governor Patterson  
Victoria Larsen, Rep. CAU, Mayor Bloomberg  
Jason Razefsky, Rep. B.P. Molinaro  
Julie Firestone-Levine, Rep. Sen. Lanza  
Annette Hernandez, Rep. Comptroller's Office  
Ann Clinton, Rep. MOA Janelle Hyer-Spencer  
Mark Zink, Rep. MOA Titone  
Jeannette Beck, Rep. Councilman Oddo  
Tammy Christensen, NYC Department of Health & Mental Hygiene  
Irv Perlman, Parsons Brinkerhoff  
Aris Stathopoulos, MTA Bridges & Tunnels  
Charles O'Shea, NYC Department of Transportation  
Joe Keane, MTA Bridges & Tunnels  
Div Lim, MTA Bridges & Tunnels  
Janithe Rajaksuna, NYS DOT, Maintenance  
Rajagopal Murukutla, NYS DOT, Program Mgmt.  
Dave Riggs, MTA Bridges & Tunnels  
Joyce Mulvaney, MTA Bridges & Tunnels  
James Kovchhoki, Parsons Brinkerhoff  
Joseph Edge Parsons Brinkerhoff  
Michael Bergmann, NYS DOT, Structures  
Akm Haque, NYS DOT, Structures  
Captain Christopher Covella, SI Ferry  
Michael Sabatino, Deckhand, SI Ferry  
Ephriam Washington, Deckhand, SI Ferry  
Michael Morrell, Pres. Westerleigh Improv. Society  
Phyllis Savarese, Clove Lake Civic Assn.  
William Morris, Arlington  
Ronald Meisels, Stapleton resident  
William Yozaites, Port Richmond resident  
Anthony Di Statsio, Port Richmond resident  
Jan Klucevsek, Port Richmond Library  
Jeffrey Gallo, St. George resident  
Phillip Rampulla, Rampulla Associates  
Juan Barahona, BFC Partners  
Anthony Scaglione, Architect  
Bobby Digi, SI Black Heritage Parade  
**OFFICE STAFF**  
Joseph Carroll, District Manager  
Lisa Crosby, Community Associate

Chairman Anthony Marra called the meeting to order at 8:05 P.M.

Pledge of Allegiance.

Secretary Debi Rose took roll call attendance and announced a quorum was present.

Motion made and seconded to accept September 2008 Board Minutes. Minutes were accepted.

Certificates were presented on behalf of Elected Officials and Community Board #1 to Captain Christopher Covella, Deckhands Michael Sabatino and Ephriam Washington. Gift Certificates were also presented to the crew from Killmeyers.

On September 16, 2008, Captain Covella spotted missing teacher, Ms. Upp floating in the water from the Staten Island Ferry Boat. With the help of deckhands Michael Sabatino and Ephriam Washington they were able to rescue Ms. Upp.

Captain Covella recounted how Ms. Upp's brother paid him a very emotional visit last week at the Staten Island Ferry Terminal.

“He mentioned many people, family and friends, were praying for her safe return. I told them I was honored that God chose me and my crew to fulfill their prayers.”

Chairman Curt Ward, a former Sandy Hook Pilot explained to all in attendance “look at the top of a pen that is what the Captain saw in the water. Think about either going down a rope ladder or being lowered down a small vessel, smaller than a rowboat into the choppy waters of the New York Harbor. This crew went above and beyond the line of duty.”

Mr. Irv Perlman from Parsons Brinkerhoff and Mr. Aris Stathopoulos from MTA Bridges & Tunnels gave a power point presentation. The objective is to improve access along the Staten Island Expressway Corridor between Clove Road and the Verrazano-Narrows Bridge Toll Plaza; improve traffic operations and safety along the corridor and at the toll plaza.

Improvements will be made to the Staten Island Expressway; new and relocated ramps; additional lanes, Fingerboard Road bridges widening, improvement of eastbound and westbound traffic movements at the toll plaza; reconfiguration of eastbound and westbound ramps and removal of eastbound toll booths.

Construction will begin in 2009 and expected to be fully completed in 2013.

Chairman Marra read the guest list of Elected Official representatives.

Mr. Thomas Aiello representing Governor Patterson introduced himself to the Board.

Mr. Carroll introduced Mr. Bruce Solomon who is representing Comptroller William Thompson. Mr. Solomon asked members to spread the word to their neighbors, family or anyone who is having mortgage problems. A foreclosure prevention clinic is being held on Saturday, October 25, 2008 from 10:00 A.M. – 3:00 P.M. at the College of Staten Island.

**OFFICERS REPORTS**

**FIRST VICE-CHAIRMAN, ANTHONY COSENTINO** – The minutes of the meeting are in the packet.

**SECOND VICE-CHAIRWOMAN, LETICIA REMAURO** – No report.

**THIRD VICE-CHAIRMAN, FRIDAY OGBEWELE** – No report.

**TREASURER, LARRY BESLOW** – The minutes are in the packet.

**SECRETARY, DEBI ROSE** – The Executive Committee minutes are in the packet.

**DISTRICT MANAGER, JOSEPH CARROLL** – No report.

**CHAIRMAN, ANTHONY MARRA** – Chairman Marra thanked the members who attended and marched in the Columbus Day Parade on Sunday, October 11, 2008.

**PUBLIC SESSION**

Mr. Michael Morrell, President of the Westerleigh Improvement Society announced two public meetings that are being held for the proposed Victory Blvd. Business Improvement District. The meetings are as follows:

Thursday, October 16, 2008 – 7:00 P.M., All Saints Episcopal Church, 2329 Victory Blvd.

Thursday, October 29, 2008 – 10:30 A.M., at The Beer Garden, 1883 Victory Blvd.

Mr. William Morris of Arlington requested help with a Transfer Station using Arlington Marsh for approximately 5 months. They have been dumping mounds of asphalt in Mariners Marsh. Photographs were submitted.

Ms. Tammy Lee Christensen is the Staten Island Liaison for the Department of Health & Mental Hygiene. Ms. Christensen spoke of the importance of receiving flu shots and urged everyone to call 311 for the nearest location and dates that free flu shots will be given.

Mr. Ronald Meisels requested Community Board #1 support the National Lighthouse Museum. Mr. Meisels stressed the importance of the museum and requested everyone in attendance sign a petition, which Mr. Meisels said, has over 600 signatures. The Nantucket lightship is being brought to Ohio.

Mr. William Yozaites and Michael Golden who are two managers at the Dugout Pub, located at 1614 Forest Avenue spoke about complaints that were expressed at the Port Richmond/Mariners Harbor Area Committee Meeting. Pictures were submitted by the owner with a letter (on file at the Board Office) claiming several neighbors stopped in at the Dugout or have called with information that anonymous flyers had been placed in their mailboxes complaining about the owner and the establishment. The Dugout Pub from day one instituted a security system with cameras inside and out in order to deter patrons from acting in an unruly manner and to avoid issues such as fighting and illegal

drug use. Signs are also posted through the bar informing anyone who enters that they are being videotaped, there are also managers watching via live feeds during the course of any given evening from their homes. Additionally, security staff is trained and certified, a certified I.D. checker, which enables to scan I.D.'s from all 50 states to verify legal age and records their license and the date in case an issue does arise. Anyone without proper I.D. is turned away. There are no college parties.

M. Anthony DiStefano a resident who resides in close proximity to the Dugout Pub spoke of the problems that are occurring after the patrons leave the bar in the residential neighborhood. The patrons have inappropriate sexual relations in the street, in cars, defecating and urinating in the street, littering, loud music, car accidents and fights. Additionally, construction is occurring behind the building without permits.

(There were approximately 20 residents who live in the area of the Dugout Pub who concurred with Mr. Stefano.) Ms. Rose advised the residents to come to the Mariners Harbor/Port Richmond Area Committee Meeting, which is tomorrow, 7:00 P.M. at 250 Park Avenue. The owners of the Dugout Pub had previously been invited.

Ms. Jan Klucevsek of the Port Richmond Library wanted to bring everyone up to date on the re-opening and re-design of the Port Richmond Library, which will re-open in the next few weeks. There is a new children's room with a read aloud area, two computers for toddlers and more.

Mr. Jeffrey Gallo spoke of the proposal to build 14 homes on Westervelt, Hendricks and Benziger Avenues. The architect has not come up with a plan that is good for the neighborhood. The St. George Civic Association had been told over 10 years ago that before anything was built on these lots which once housed hundreds of mature trees before a prior builder practically cleared the lot. Everyone listened to the concerns of members of the St. George and Westervelt Avenue Civic Associations, many of the issues were not addressed. Mr. Gallo asked the Board to deny the Land Use Application.

Mr. Phillip Rampulla, Architect gave a synopsis of the plans for Eadie Place, East Buchanan and Fillmore Streets. He noted it is not the same plan that was previously spoken about this evening. The intention of the owner of the property did not want to open up Eadie Place, which is a dead end. The Department of Transportation and the Fire Department are requiring the opening of the street to go through for safety reasons.

The existing city streets abutting the subject development are mapped with widening lines of varying widths. A Builder's Pavement Plan was developed after a joint review by the New York City Department of Transportation and the New York City Department of Buildings. The streets surrounding this development will be widened from their existing width and new curbs and sidewalks will be installed where none existed.

Approximately 8 catch basins will be installed along the curbs. Concrete curb walls are proposed in the areas of required accessory off-street parking spaces. The proposal is to install individual drywells or yard drains on the properties in accordance with Local Law 103/89.

Mr. Juan Barahona of BFC Stapleton LLC is proposing to build an 8-story, 98,000 square foot non-profit residence for the elderly 62 years and older. The project consists of 105 rental units, 90 one-bedrooms and 15 two-bedrooms there will be one superintendent's unit, affordable to elderly households earning up to 60% AMI. The application is proposing to build the project at the site of the New York City Housing Authority Stapleton Houses located on Broad Street between Gordon Street and Tompkins Avenue.

Subsequent to the Land Use Committee Meeting denying the application, the applicant has agreed to insure no cellular phone antennas would be placed atop the building and will include many green features to the buildings.

Mr. Anthony Scaglione, Architect stated we have previously and extensively heard the application for Hendricks, Benziger and Westervelt Avenues. Many times the plan has been changed to try to conform to what the community desires. The site is going to be restored as best as possible. 119 trees are being planted and over 150 shrubs. Vines are going to be planted to go over the retaining walls. Approximately two and a half years have gone into this project waiting for approvals.

Mr. Robert Digi asked everyone to attend the African Heritage Parade on Saturday, October 18, 2008. The parade will begin at Canal and Bay Streets and end at the Richmond County Ballpark.

Public Session closed at 9:30 P.M.

## **FUNCTIONAL COMMITTEE REPORTS**

**LAND USE, CHRISTOPHER ROONEY** – The minutes of the Land Use Public Hearing are in the packet.

The Department of City Planning informed the Board Office today in reference to the Hendricks, Benziger and Westervelt Avenues application. Every other staircase of the homes have been relocated each staircase is directly adjacent to a driveway.

1. Board of Standards & Appeals Application No. 117-97-BZ, an application has been submitted for an extension of a variance at 1112 Forest Avenue, (Basille's Restaurant).

**Motion to approve the extension of a variance for a term of 10 years with the condition that the music be minimized to a low decibel at 11:00 P.M. Sunday through Thursday and Midnight on Friday and Saturdays.**

**Roll call vote taken. Vote passed 30-0-0 (1 ineligible).**

2. Board of Standards & Appeals Application Nos. 70-08-A, 71-08-A, 72-08-A, 73-08-A, 74-08-A and 75-08-A, 215 a,b and c Van Name Avenue and 345 a,b and c Van Name Avenues. The owner wishes to seek a determination that the owner of the premises has acquired a common law vested right to continue development commenced under the prior R3A zoning designation.

**Motion to approve the application. Roll call vote taken. Vote passed 30-2-0.**

3. Department of City Planning Application Nos. N 050351ZAR and N 050352ZAR, applications have been submitted to certify future subdivision and to authorize development and site alterations on zoning lots having a steep slope in order to construct seven single-family houses and seven two-family houses within the Special Hillside Preservation District at East Buchanan and Fillmore Streets, Eadie Place and Highview Avenue.

**Motion to approve the application with the following conditions:**

- ❖ **That there be deed restrictions preserving the open spaces on each lot, and;**
- and;**
- ❖ **That the tax lots containing very large open spaces remain as a single tax lot attached to the houses, and;**
- ❖ **That wherever possible, environmentally friendly material be used in the construction of the houses with minimum degradation to the natural hillside, and;**
- ❖ **That regular inspections be conducted to the site either by a certified arborist or licensed landscape architect and those inspections be done with a local community board member to insure trees are not completely removed from the site or that trees are removed other than what is provided for in the landscaping plan.**

**Roll call vote taken. Vote passed 32-0-0 (1 ineligible).**

4. Department of City Planning Application Nos. N 060075ZCR, N060076ZAR and N060077ZCR, applications have been submitted to certify future subdivision to authorize modification of grading controls to construct fourteen two-family houses within the Special Hillside Preservation District at Hendricks and Westervelt Avenues.

**Motion to approve with the following conditions:**

- ❖ **that the buildings are constructed utilizing green technology such as low e-glass, roof shingles made from recycled material, low flow toilets;**
- ❖ **That the historic wall on Westervelt Avenue be preserved and that the retaining wall on Benziger Avenue be constructed using natural stone similar to that of the Westervelt Avenue wall, and;**
- ❖ **That native plant species be selected for the landscape to fit in with the surrounding environment, and;**
- ❖ **The house on the corner of Benziger and Westervelt Avenues be oriented so that the front door faces Westervelt Avenue to fit in with the character of the existing homes but that the driveway remain on Benziger Avenue and not interfere with the Westervelt Avenue wall.**

**Roll call vote taken. Vote passed 19-13-1.**

5. Department of City Planning Application No. N 080255 ZAR, authorization to facilitate the development of an 8-story non-profit residence for the elderly at 190 Broad Street.

**Motion to disapprove due to the height of the buildings, the parking that is being offered is not sufficient for the number of apartments that will be located in the buildings.**

**Roll call vote taken. Vote passed to deny 23-7-3.**

**HUMAN RESOURCES, LISA LATTANZIO** – No report.

**WATERFRONT, CURT WARD** – The minutes of the meeting are in the packet.

**PUBLIC SERVICES, LLOYD BACCHUS** – A quorum was not present at the meeting.

**YOUTH SERVICES, JOANNE PENTANGELO** – A quorum was not present at the meeting. Two girls from P.S. 18 started a program called “Give a Kid a Book.” Their goal is to collect 5,000 books. They have collected 4,000 books to date. The Board Office will be collecting children’s new and almost new books until October 31, 2008. Please help.

**RULES & LEGISLATIVE AFFAIRS, LETICIA REMAURO** – A quorum was not present at the meeting.

Chairman Marra asked Mr. Accornero to give a report regarding Mr. George Doyle’s statement at the special Board Meeting in July about Executive Committee Members not chairing committees.

Mr. Accornero gave a brief report of members of the Executive Committee who have simultaneously been Chairpersons of Committees. In the past years, many Executive Committee Members were also chairs of committees, i.e., In 1987 Mr. Doyle was First Vice-Chairman and chaired the Clifton/Concord Committee, Mr. Accornero was the First Vice-Chairman and Chaired the Land Use Committee, there are many examples throughout the years where Executive Committee Members chaired committees.

Ms. Camille Zarrelli suggested an amendment be placed in the Standing Operating Procedures.

A reverse roll call vote was taken asking if the Board Members would like the Rules & Legislative Affairs Committee to propose a by-law change excluding Executive Committee Members from chairing committees. **The vote failed 29-2-0.**

Chairman Marra asked if any member would like to become a Chairperson of any committee to speak with him. Changes can be made if feasible and warranted to any committee.

**TRANSPORTATION, SEAN SWEENEY** – The Transportation Committee minutes are in the packet.

**BUDGET & FINANCE, TERRY PLAYER** – Mr. Cosentino chaired the Budget Committee Meeting.

Motion made to accept the Fiscal Year 2010 Capital and Budget Request items as a package as follows:

**CAPITAL REQUESTS**

- 01) Allocate 20% of the Health & Hospital Corporation Capital Budget to the SI Hospital Systems.
- 02) Develop the North Shore Passenger Rail Line.
- 03) Develop the North Shore Greenway and Greenbelt.
- 04) Fund the Blissenbach Marine Study.
- 05) Upgrade the Port Richmond Streetlight Grid encompassing Sharpe Avenue, Faber Street, Grove Avenue, Nicholas Avenue, Treadwell Avenue and Richmond Terrace.
- 06) Develop the Rosebank library.
- 07) Widen Victory Blvd. at Manor Road.
- 08) Widen Victory Blvd. at Clove Road
- 09) Develop the Clifton Community Center.
- 10) Install temporary bathrooms at Luis Lopez Park.
- 11) Design the Osgood and Mosel Avenue storm sewers
- 12) Site and build a new north shore High School
- 13) Build Florence Semple Park.
- 14) Renovate Eib's Pond.
- 15) Build a recreational park at Mariners Marsh Park
- 16) Build a bus terminal at Corporate Park.
- 17) Build the Port Richmond Avenue Waterfront Park.
- 18) Install storm sewers on Richmond Terrace and Tompkins Court.



19) Install storm sewers on St. Mary's Avenue and Tompkins Avenue.

20) Construct the 120<sup>th</sup> Police Pct. at Hill Street.

### **EXPENSE REQUESTS**

01) Increase funding for Senior Centers

02) Increase youth services funding

03) Increase day care allocations.

04) Increase library funding for 6-day service

05) Increase Local Development Corporation funding.

06) Increase Department of Health funds for teen services.

**Reverse roll call vote taken. Vote passed unanimously.**

### **AREA COMMITTEE REPORTS**

#### **SILVER LAKE/SUNNYSIDE/WESTERLEIGH/WILLOWBROOK, KEN**

**TIRADO** – The minutes of the meeting are in the packet. Mr. Tirado requested Mr. Richard Dyrack the Project Manager for the Clove Road Sewer Project attend all of the Area Committee Meetings.

**ROSEBANK/FT. WADSWORTH/SHORE ACRES** – The minutes of the meeting are in the packet. Mr. Guzzo complained of the contractors for the Parks Department planting trees in Rosebank and in Concord. The contractors are digging very big holes, sometimes in the middle of the sidewalk, very close to property lines of homes, very often left opened and unattended until the tree is placed in the hole. Mounds of dirt have been left in the street in some cases. Mr. Guzzo requested a letter go out to the Parks Department alerting them of the problems.

#### **WEST BRIGHTON/ST. GEORGE/NEW BRIGHTON/TOMPKINSVILLE,**

**MEGAN DELMAR** – The minutes of the meeting are in the packet. The meeting location has been changed to Walker Park, the park house is located at 50 Bard Avenue. The next meeting will be a joint meeting with the Public Services Committee on October 21, 2008, 7:30 P.M. Representatives will be in attendance to present the Snug Harbor Master Plan and a request from the owners of 12 Carroll Place to the Landmarks Preservation Commission for a Certificate of Appropriateness.

**MARINERS HARBOR/PORT RICHMOND, DEBI ROSE** – The minutes of the meeting are in the packet. Ms. Rose thanked Ms. Ameen-Rice for taking and submitting the minutes of the meetings. Ms. Rose reminded the members that the area committee meeting is tomorrow, October 15, 2008 at 250 Park Avenue. There will be

representatives from the Dugout Pub and the residents who have issues with the establishment. Ms. Rose asked if anyone would like to join the Mariners Harbor/Port Richmond Committee or Chair the committee all are welcome.

**CLIFTON/CONCORD/STAPLETON, LARRY BESLOW** – The minutes of the meeting are in the packet. Mr. Beslow thanked Mr. Harold Wagner for Chairing the meeting.

**OLD BUSINESS**

Mr. Accornero requested a letter be sent to the Department of Mental Health & Hygiene requesting a meeting regarding having a satellite office on Staten Island to hear Board of Health violations at least once a month.

A motion was taken last year at the Mariners Harbor/Port Richmond Area Committee Meeting requesting a satellite office, no response was received.

**NEW BUSINESS**

Mr. Accornero asked if a motion could be made regarding Term Limits. It was determined the Rules & Legislative Affairs Committee would look into the issue.

Meeting adjourned 10:45 P.M.