

COMMUNITY BOARD #1 FULL BOARD MEETING – NOVEMBER 10, 2014 – 8:00 P.M.

ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

Leticia Remauro, Chairwoman

MEMBERS

Vincent Accornero
Anjail Ameen-Rice
Larry Beslow
Andrew Blancero
Telee Brown
Loretta Cauldwell
Anthony Cosentino
Megan Delmar
George Doyle
Linda Eskenas, Excused
Thomas Ferrie, Excused
Timothy Forsyth
Victoria Gillen
Christopher Green
John Guzzo
Robert Honor
Sunny Jain, Excused
John Keiser, Excused
Lisa Lattanzio, Excused
Priscilla Marco
John McBeth
Norman Light
Pearl Minsky
Jeffrey Mohlenbrok, Excused
Friday Ogbewele
Olef Olsen, Excused
Ernest Paige, Excused
Catherine Paradiso
Fran Reali, Excused
Leticia Remauro
Chris Rooney
Marjorie Ryan
Nicholas Siclari
James Samuels
George Turner, Excused
Kelly Vilar
Daniel Williams, Excused
Camille Zarrelli
Richard Zichettello
Nicholas Zvegintzov, Excused

GUESTS

Troy McGhie, Rep. Councilwoman Rose
Daniel Castorina, Rep. Councilman Matteo
Lorraine Scanni, Rep. Councilman Matteo
Ed Pincar, Deputy Boro Commissioner DOT
Quania Rios, 120th Community Affairs
Eric Palatnic, Rep. 1534 Victory Blvd.
Michael Morrell, Pres. Westerleigh Improv. Society
Eric Patterson, Westerleigh Improv. Society
Sarah Gowell, Bay Street Landing
Marsha Russell, Bay Street Landing
Bob Zion, St. George Civic Assn.
George & Dana Cusick, Manor Road
Phyllis Savarese, Clove Lake Civic
Larry Kennedy, Clove Lake Civic
Grace Kennedy
Georgette Lakeman, Friends of Westerleigh Park
35 Windsor Court, Windsor Road & Clove Lake Residents on file
at the Board Office
Joseph Kubera, Mud Lane Society
Sheikh Tunis, Citizen NYC, Community Development Grant
Roy Fischman, bicycle lanes
Greg Mihailovich, Transportation Alternatives
Laura Barlament, Transportation Alternatives
Michael Northmore, Silver Lake Road
Randy Ludacer, Beach Street
Gail Mercuri, Grasmere Drive
Milton Zapata, Van Duzer Street
Gene Hetz, Stone Lane
Deborah Davis, Beach Street
Patty Kettles, NY Public Library

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

Chairwoman Leticia Remauro called the meeting to order at 8:07 P.M. after a presentation was given by Ed Pincar, Deputy Borough Commissioner DOT, and Nick Carey, David Northmore of the Bicycle Division of DOT regarding a proposed bicycle lane for Clove Road. The full presentation is on file at the Board Office for review.

Pledge of Allegiance

Roll call attendance taken, quorum present.

Motion made, seconded and approved unanimously to accept October 2014 Full Board Minutes.

PUBLIC SESSION

Chairwoman Remauro explained that the Public Session is allotted no more than 15 minutes total. There were an abundance of requests to speak, many on the same issue. Ms. Remauro requested that speakers that signed up for the same subject please pick one speaker, otherwise we are just going to stop the public session when the 15 minute time frame is up, and, speakers will only have one minute to speak.

Mr. Troy McGhie, Representing Councilwoman Rose and Mr. Daniel Castorina, Rep. Councilman Matteo read statements which is on file at the Board Office recommending that Community Board #1 deny the variance application for 1534 Victory Blvd. substantial efforts were made to rezone this area in order to mitigate the amount of medical facilities and the density of development and, the enlargement of an existing non-conforming use is contrary to the Community Facility Text Amendment and the Mayor's Growth Management Task Force

Mr. Charles Dillard spoke of the West Brighton Brownfield Opportunity Area Meeting is scheduled for November 13th 6PM-9PM and November 15th from Noon-3PM at the Walker Park Tennis House, 50 Bard Avenue.

Ms. Kathryn Sandberg, Ms. Joyce Lieb, Ms. Lorene Tarloff and Daniel Castorina all spoke against the variance application requested for 1534 Victory Blvd.

Some of the reasons requesting the denial are: property values would decrease, diesel fumes to the adjoining homes from the Access-A-Ride Vans and the reasons given by the respective Councilmembers previously stated above.

Mr. Eric Palatnic, P.C. , representing 1534 Victory Blvd. – gave a brief presentation of the history of 1534 Victory Blvd. the proposal a parking lot will be beneficial to the patients, the traffic on Victory Blvd. and the parking in the area.

Ms. Priscilla Marco, President of the Van Duzer Street Civic Association spoke of a building on Beach Street which she had heard that was being sold to Joseph House to house persons with mental disabilities. Ms. Marco and approximately 30 members of the Stapleton Community were in attendance opposing the sale of the buildings.

OFFICERS' REPORTS

FIRST VICE-CHAIRMAN, ANTHONY COSENTINO – No report.

SECOND VICE-CHAIRMAN, CHRISTOPHER ROONEY – No report.

THIRD VICE-CHAIRMAN, FRIDAY OGBWELE – No report.

SECRETARY, NICHOLAS SICLARI – No report.

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

CHAIRWOMAN, LETICIA REMAURO – Ms. Remauro responded to the concerns of Stapleton residents that were in attendance. Community Board #1 has already written to Eden II opposing them selling the property in Stapleton to Joseph House. The Board is opposed to siting any big facility anywhere on the North Shore.

DISTRICT MANAGER, JOSEPH CARROLL – Mr. Carroll announced that the Parks Department plans to rehabilitate comfort stations at the following playgrounds: DiMati, Grandview at the Mariners Harbor Houses, Levy and McDonald’s. There will be a work shop II by the NYC Parks Department and NYC Department DOT for the vision of Van Name/Van Pelt Plaza on Wednesday, November 19, 2014 at Faber Park House, 2175 Richmond Terrace., the site plan and community’s comments will be unveiled. Lastly they are going to start tearing down the building at 44 Victory Blvd. the Taco Bell/KFC to build a Walgreen’s which is as of Right.

FUNCTIONAL COMMITTEE REPORTS

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

Board of Standards & Appeals Application No. 248-14-BZ – Special Permit Application for a physical culture establishment (LA Fitness) at **1565 Forest Avenue**.

Motion made, seconded to approve as submitted.

Roll call vote taken. Vote passed unanimously.

Board of Standards & Appeals Application No. 230-14-A – Application to permit construction of a two-family home located partially within the bed of a mapped street at **20 Pelton Avenue**.

Motion made, seconded approve with the conditions that DEP/DOB/FDNY be notified of historical use as a gas station with buried tanks and any future DOT plan for street development be accommodated by owner at owner’s expense.

Roll call vote taken. Vote passed 28-0-1.

Department of City Planning Application No. 140338 ZAR – Authorization to allow construction of a one-family home at **4 Henderson Avenue** located within the Special Hillside Preservation District.

Motion made and seconded to approve with condition that rear open patio be constructed with permeable material.

Roll call vote taken vote passed 28-0-1.

Board of Standards & Appeals Application Nos. 224-14-BZ and 225-14-A – **1534 Victory Blvd.** which previously held a Public Hearing on October 15, 2014 – to build a one-story vestibule within the widening line of Victory Blvd. and to allow for an additional 28 off street parking spaces for a total 44 off-street parking spaces.

Whereas, the existing non-conforming use within a non-compliant building is allowed to continue in this rezoned R1-2 lot, and;

Whereas, the adjacent lot was not combined within the original lot, and;

Whereas, substantial efforts were made to rezone this area in order to mitigate the amount of medical facilities and the density of development, and;

Whereas the enlargement of an existing non-conforming use is contrary to the Community Facility Text Amendment and the Mayor's Growth Management Task Force, and;

Whereas, the applicant has not shown that this proposal would be the only development possible to provide a reasonable return nor would this proposal be in concert with the existing character and especially the intended future development of this area,

Be it hereby resolved that: Community Board #1 recommends **denial** these applications.

Roll call vote taken. Vote passed 19-3-7.

Chairwoman Remauro stated that we are going to forward our recommendation to Board of Standards & Appeals for 1534 Victory Blvd. They may take our recommendation, they may decide to approve it as the application was submitted. Unfortunately the problem is going to continue if this application is denied with no parking in the area, traffic congestion, double parked access-a-ride cars etc. The medical building is not going to go away.

HEALTH/HUMAN SERVICES, CATHERINE PARADISO – Ms. Paradiso thanked and congratulated Ms. Fran Reali on the 6th Annual Memorial Dinner in memory of Frank J. Reali, III which was held is to protect one young heart at a time by helping to provide supportive funds for echocardiograms or other heart baseline testing for 8th graders, prior to entering high school sports. It was a major success, our own Chairwoman Leticia Remauro was honored among others.

LABOR, NICHOLAS SICLARI - No report.

WATERFRONT, OLE OLSEN – Mr. Chris Rooney chaired the meeting in October. The minutes are in the packet. The next meeting will be in January and the committee will be meeting at the Lighthouse Museum. Please check the website for more details in January.

PUBLIC SERVICES, SUNNY JAIN – No report.

YOUTH SERVICES, KELLY VILAR – Ms. Remauro announced that Ms. Brown has resigned from the Board, her schedule and her endeavors have kept her from putting in the time needed as a member of Community Board #1. Ms. Vilar will be taking over the Youth Committee.

RULES & LEGISLATIVE AFFAIRS, PRISCILLA MARCO – No report.

BUDGET & FIANCE, ANTHONY COSENTINO – No report.

TRANSPORTATION, RICHARD ZICHETTELO - No report. There were concerns from a few members regarding the proposed bike lane on Clove Road. The members who had concerns will be sent the power point presentation and speak directly to DOT. Community Board #1 previously requested the bike lane from DOT due to requests from Transportation Alternatives.

AREA COMMITTEE REPORTS

MARINERS HARBOR/PORT RICHMOND/ELM PARK, ANJAIL AMEEN-RICE – The Minutes of the meeting are in the packet. There will be a meeting on December 8, 2014 – 7:00 P.M. at 250 Park Avenue.

CLIFTON/CONCORD/STAPLETON, LARRY BESLOW – The minutes of the meeting are in the packet. There will be a meeting on December 18, 2014 – 7:30 at the Family Life Center, 59 Wright Street.

WEST BRIGHTON/ST. GEORGE/NEW BRIGHTON, LORETTA CAULDWELL – The minutes of the meeting are in the packet. There will be no December Meeting.

SILVER LAKE/SUNNYSIDE/WESTERLEIGH/WILLOWBROOK, CAMILLE ZARRELLI/TIMOTHY FORSYTH - A joint Land Use Public Hearing was held with the area committee. The minutes of the meeting are in the packet. There will be no December Meeting.

ROSEBANK, JOHN GUZZO - No report.

OLD BUSINESS

NEW BUSINESS

MEETING ADJOURNED.

