

**COMMUNITY BOARD #1 BOARD MEETING, MAY 13, 2008 – 8:00 P.M.**  
**ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.**

**Sean Sweeney, Chairman**

**MEMBERS**

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

**GUESTS**

Jason Razefsky, Rep. B.P. Molinaro  
Priscilla Marco, Rep. Sen. Savino  
Annette Hernandez, Rep. Comptroller's Office  
Mark Zink, Rep. MOA Tittone  
Ann Clinton, Rep. MOA Hyer-Spencer  
William Taite, Rep. Councilman McMahon  
Jeanette Beck, Rep. Councilman Oddo  
Herman Barrocales, NYC Dept. of Sanitation  
Scott Sigal, Criminal Justice Coordinator,  
Mayor's Office  
Matt Stanley, Dormitory Authority  
Joseph Margolis, Rep. Liberty Towers  
Robert Gaudio, Rep. 1126 Richmond Ave.  
P.O. Kevin Tierney, 120 Pct.  
Jan Klucevsek, Port Richmond Library  
Michael Morrell, President Westerleigh Improv.  
Society  
Joe Ficara, Westerleigh Improvement Society  
Mary L. Bullock, Art by the Ferry  
Phyllis Savarese, Clove Lake Civic Association  
Pat Schwimer, Clove Lake Civic Association  
Sara Signorelli, Alice Austen House Museum  
Ellen Icolari, St. George Charter School  
Kevin Branciforte, Clinton Avenue  
64 Residents on File at the Board Office  
Kiawana Rich, S.I. Advance  
John Luisi, St. George Civic Association

**OFFICE STAFF**

Joseph Carroll, District Manager  
Lisa Crosby, Community Associate

Camille Zarrelli  
Richard Zichettello

Chairman Sean Sweeney called the meeting to order at 8:04 P.M.  
Pledge of Allegiance  
Secretary Camille Zarrelli took roll call attendance  
A quorum was present.

Motion made and seconded to accept April 2008 Board Minutes.

**OFFICERS' REPORTS**

**FIRST VICE-CHAIRWOMAN, SHEILA MCGINN** – The minutes of the Steering Committee Meeting are in the packet.

**SECOND VICE-CHAIRMAN, JOHN VITUCCI** – No report.

**THIRD VICE-CHAIRMAN, GEORGE WONICA, JR.** – No report.

**SECRETARY, CAMILLE ZARRELLI** – Every Chairperson has in their packet a sheet for pending matters. Ms. Zarrelli asked each chair to fill out the form and return it to her by the end of the meeting.

The following members handed in call for candidate forms to run for a position on the Executive Committee. Nominations for each position were read three times. Since no additional names were submitted from the floor to run for an Executive Committee position the nominations were closed for each position.

**CALL FOR CANDIDATE FORMS SUBMITTED**

**Chairman**

Anthony Marra ---- running unopposed

**FIRST VICE-CHAIRPERSON**

Sheila McGinn --- Anthony Cosentino

**SECOND VICE-CHAIRPERSON**

John Vitucci --- Leticia Remauro

**THIRD VICE-CHAIRMAN**

George Wonica Jr. --- Friday Ogbewe

**SECRETARY**

Camille Zarrelli --- Debi Rose

**TREASURER**

Larry Beslow --- Megan Delmar

Each candidate will have a brief opportunity to address the members of the board at the June Board Meeting. Voting will commence at the end of the June Board Meeting.

**CHAIRMAN, SEAN SWEENEY** – Chairman Sweeney announced “as you noticed, I am not running for Chairman. It is time for a change. Mr. Tony Marra is a fantastic man who will make a fantastic Chairman. I will be remaining on the board.”

**DISTRICT MANAGER, JOSEPH CARROLL** – Mr. Carroll gave an update on the meetings he has attended in regards to health care. “In July a brand new doctor’s office on wheels will be parked in Stapleton. A new Federally Qualified health care service will be located on Jersey Street. There is currently one on Forest Avenue and one on Port Richmond Avenue which is almost finished its expansion. The building on Vanderbilt and Tompkins Avenue is going to be an HHC diagnostic center. The facility on Vanderbilt and Tompkins Avenue is going to take a little longer and probably will not open until 2010. At 51 Stuyvesant Place, HHC has agreed to bring their services to that building.

The Staten Island Economic Development Corporation honored Mr. Michael Arvanites. The event “20 under 40” honored Mr. Arvanites for his accomplishments.

**Mr. Herman Barrocales**, Administrative Staff Analyst for the Department of Sanitation compost division gave a presentation on New York City Yard Waste Collection.

“Starting May 1, save your yard waste. The Department of Sanitation will pick-up yard waste during the weeks of May 18<sup>th</sup>-24<sup>th</sup> and June 1<sup>st</sup>-7<sup>th</sup> on regular recycling days.

All yard waste must be set out in either paper lawn & leaf bags or unlined rigid containers for composting collection. Landscapers must collect and dispose of any yard waste that they generate at a permitted facility; they are not to leave it at the curb the homeowner will receive a violation.”

Any questions or further information may contact Mr. David Fianko at the New York City Department of Sanitation, Bureau of Waste Disposal – 1-917-237-5992 or go to [www.nyccompost.org](http://www.nyccompost.org).

Chairman Sweeney also recommended to click on the Links on the CB1 website there is a lot of useful information including leaf collection.

**Scott Sigal**, Criminal Justice Coordinator, Mayor’s Office previously gave a power point presentation at the St. George Area Committee Meeting and the Land Use Committee Meeting for the applications for the Court House to be located at the St. George Municipal Parking Lot.

A memorial garden will be located where the remains are buried closest to Hyatt Street. The project has been designed and constructed to achieve a certification for at least a LEED silver rating.

The major design components of the proposed project include the courthouse, parking garage, public landscape and memorial garden. All of the property will be maintained by the Department of Citywide Administrative Services.

There are currently 578 parking spaces at the St. George Municipal Parking Lot. Studies were done of the site which concluded the spaces closest to Central Avenue are not used. The original plan was to build a public parking garage with a capacity of 591 parking spaces. Due to Community Board #1 input and the input of the community, 660 parking spaces are being provided. Sixty-six spaces of the 660 spaces are for court employees. An additional 77 parking spaces will be available to the left of the lot and will be used during construction as the construction staging area. This site is a future development site. There are no plans for the site at this time.

The parking garage will feature a vertical rhythm of trellis panels for climbing vegetation modulating the expanse of the facades on both Central Avenue and St. Mark's place. Vines growing up the trellis would complement the approximately 10-foot wide landscape buffer along the Central Avenue streetscape and a somewhat shallower zone along St. Mark's Place. Appropriate signage will be placed at garage points of ingress and egress. Vertical pedestrian circulation would occur at staircase located at the four corners of the garage. The primary staircase and elevator would be at the northeast corner closest to Hyatt Street.

**Mr. Joseph Margolis** spoke on behalf of Truisisuk Design Group for two mixed-use buildings on Stuyvesant Place and Richmond Terrace. Site A is a predominantly residential mixed-use building on vacant land in the Special Hillside Preservation District. Site A will contain 68 two-bedrooms and approximately 12,886 square feet of commercial space and approximately 2,300 square feet of a community facility use that is to be used as a community center or meeting space. Site A will accommodate 116 accessory vehicles in an attending parking facility.

Site B is to allow for the construction of a mixed-use condominium building on vacant land in the Special Hillside Preservation District. Site A will contain 96 dwelling units, 21,901 square feet of commercial space and a 164-space group parking facility.

Ms. Elizabeth Safian, Esq. representing the Law Firm of Sheldon & Lobel, P.C. who has submitted an application for a special permit for an existing gym located at 591 Forest Avenue between Pelton and Reagan Avenues. Ms. Safian attended the West Brighton/St. George Area Committee Meeting in April. The Gym is Planet Fitness a well-known gym which offers very low cost fitness in a friendly environment to the community. A traffic and parking study is being done. A women's gym was formerly at the location.

There is no on premises parking. The building takes up the entire lot. There is metered parking on Forest Avenue and parking on the side streets. The gym is considering installing a bike rack. Public Transportation runs along Forest and Castleton Avenues. The gym would like to encourage the community to walk or ride a bike to the gym. The peak hours of the gym are after 7:00 P.M.

**Mr. William Taite** spoke on behalf of Councilman Michael McMahon urging CB1 to deny the special permit application. The applicant is asking for a special permit to legalize the occupancy. The building is currently in full operation.

### **PUBLIC SESSION**

Chairman Sweeney announced 24 people have signed up to speak. The Public Session is 15 minutes. Chairman Sweeney asked the Board Members to suspend the rules to allow everyone to speak. A hand vote was taken, vote passed to suspend the rules.

The following residents spoke opposing the proposed NYCWin tower which will provide critical, real-time secure information to the City's first responders when and where they need it. The location proposed is 1126 Richmond Avenue, (Baron Hirsch Cemetery):

Joel Klein, Jason Brown, Michelle Endrina, Kelly Egan, Jane Neis, Thomas Shust, Thomas Smith, Wilfredo Ramos, Michelle Russo, Robert Wenrich, Dorothy Flores, Olga Gonzalez, Beth Anselm, and Jacklyn Isasi.

**Ms. Ellen Icolari** announced a group of community members are preparing an application to open a charter public school in St. George the hub of Staten Island transportation. The group would like to use the natural resources of the Island to teach natural sciences, cultural resources and the arts.

**Ms. Mary L. Bullock** spoke of "Art by the Ferry" where 150 artists will display their artwork. Further information can be obtained at [www.artbytheferry.com](http://www.artbytheferry.com).

**Mr. Michael Morrell**, President of the Westerleigh Improvement Society received a letter from Chairman Sweeney in regards to the desperate need of health care services. The Westerleigh Improvement Society voted to support Community Board #1's resolution requesting a 5% increase of the Health and Hospital's Corporation Capital Construction budget to be given to the existing health care facilities to expand services. In addition the Westerleigh Improvement Society approved supporting CB1's request to have a seat on all of the Staten Island Hospitals Medical Centers and create a tri-board task force.

A Business Improvement District is being formed with the merchants on Victory Blvd. between Todt Hill Road and Mann Avenue. The Westerleigh Improvement Society is in support of the BID as well as the merchants. Any support CB1 can offer would be helpful in getting the Victory Blvd, BID approved.

**Ms. Francine Galvez** is a non-board member of the Transportation Committee and a member of the "Sweet 16's" who are a group of Staten Island residents who are trying to get increased and improved X16 bus service.

Ms. Galvez would like a correction to last month's CB1 board minutes. The minutes listed CB1's accomplishments. The list included the West Brighton Chair has met with commuters with a positive response and continued efforts. Ms. Galvez said the statement is not true. At the October 16, 2007 Ms. Galvez claimed nobody at the meeting

understood their concerns. There were about 60 people in attendance at that meeting. The MTA said they would look into all the concerns raised. The Staten Island commuters face a 40 minute delay due to the lack of the X16 not running in the late afternoon from Manhattan to Staten Island. CB1 Transportation Committee has gone through four Chairmen since Ms. Galvez has been attending. Ms. Galvez further commented “now that Anthony Marra is going to be Chairman of CB1 we will now have another Chairman of the Transportation Committee.” Ms. Galvez asked that the X16 bus situation be immediately addressed and resolved.

Chairman Sweeney responded “he does not take the bus. Ms. Galvez, who has become the transportation committee foot soldier, allows CB1 to know immediately the problems on the express buses. We had the head of the MTA at a meeting in regard to this issue. He gave his direct e-mail to the Sweet 16’s. CB1 has brought you and the MTA together.”

**Mr. Tom Weiss** raised concerns of the air quality with the new parking garage in St. George for the new courthouse.

**Mr. Jon Luisi** spoke in favor of the application for Liberty Towers. Mr. Luisi has been active in the community for 28 years and stated “what took so long” he is looking forward to the buildings. It is nice to see something other than social services moving into St. George. It is not like what I call the “convict proposal” for Fort Place. Liberty towers is a step in the right direction.

In order to encourage positive development in terms of benefiting the environment, more effective ferry service is needed, after 7:00 P.M. on Saturday and Sunday the boats run every hour.

In regards to the Courthouse, I would request no permit zones in St. George and also to request the parking be removed from the top of the garage for the Courthouse.

**Ms. Sheila McGinn** announced on June 6, 2008, at the Hampton Inn, the Staten Island Recreation Center will be throwing its first fundraiser. Our very own Megan Delmar runs the program. Ms. Delmar works with developmentally disabled children and gives them therapy through horseback riding. It is a wonderful and amazing program. Tickets are \$125.00 per person but well worth the money. Many of our board members have been lassoed into helping. If you can not make the event any help anyone can provide is appreciated.

**Ms. Jan Klucevsek** from the Port Richmond Library announced the closing of the children’s room for renovation and no handicapped access during the renovation at the Port Richmond Library.

**Ms. Sara Signorelli** of the Alice Austen House Museum is reaching out to different groups for the Alice Austen House Summer Camp being run July through August. The camp is available for ages four through teenagers. The Alice Austen House currently host’s many after school programs i.e., P.S. 16, P.S. 56, and hosts’ teacher development days. Flyers were left in the back of the room.

**Mr. Jacob Massaquoi, III** was joined by his colleagues of the African American Refugee and to speak about black heritage and Island Voice, which is founded by Bobby Digi. A parade and show were done last year in Tappen Park with a parade on Front Street. There is a parade permit sitting at the 120 Pct. waiting for approval to allow the group to march from Stapleton to the Richmond County Ballpark. Any help the board can give to move the parade permit along would be appreciated.

### **FUNCTIONAL COMMITTEE REPORTS**

**LAND USE, CHRISTOPHER ROONEY** – The minutes of the Land Use Committee Meeting of May 5, 2008 are in the packet. An additional meeting was held tonight prior to the Board Meeting for Liberty Towers and Planet Fitness.

The following motions were made, seconded, discussed and voted on as follows:

1. Board of Standards & Appeals Application No. 32-08-BZ, application has been submitted to permit a 90-foot non-accessory radio tower at 1126 Richmond Avenue as part of the New York City Department of Information Technology and Telecommunications New York City Wireless Network.

**Motion to table to the Mariners Harbor/Port Richmond Area Committee on May 21, 2008, 7:00 P.M. at 250 Park Avenue. Recommendation will be given to the Land Use Committee for June 2, 2008 and CB1 will vote at the June 10, 2008 Board Meeting.**

**Roll call vote taken to table. Vote passed 32-1-0.**

2. Board of Standards & Appeals Application No. 59-08-BZ, application has been submitted to permit the operation of a physical culture establishment on the first and second floors at 591 Forest Avenue.

**Motion to approve application with the condition that the fitness center enter into a contract with another business or property owner to utilize their parking facility.**

**Roll call vote taken. Vote passed 19-11-0 (4 ineligible)**

3. Department of City Planning Application Nos. N080329ZAR and N080440ZAR, 24 Stuyvesant Place and Richmond Terrace, Liberty Towers.

**Motion to approve the authorizations needed in the Special Hillside Preservation District and recommend the applicant seek Silver LEED certification of the two-mixed use buildings.**

**Roll call vote taken. Vote passed 24-8-1.**

The following motion was passed at the Land Use Committee and presented and voted on as follows:

4. **Motion to approve Department of City Planning Application Nos. 080378 PCR, 080379 PSR and 080380 ZSR. Applications have been submitted for:**

- a) **Site Selection-Public Facility for the proposed courthouse and related parking garage at the St. George Municipal Parking Lot.**
- b) **Special Permit to allow a public parking garage with a maximum capacity of 660 spaces and to allow some of such spaces to be located on the roof of such public garage.**
- c) **Site Selection-Public Facility and Property Acquisition for the proposed acquisition and use of the surface lot adjacent to the St. George Theatre for use as parking during the construction period.**

**Roll call vote taken. Vote passed unanimously.**

The next Land Use Committee meeting will be on June 2, 2008, 8:00 P.M. at the Board Office.

**HUMAN RESOURCES, LISA LATTANZIO** – The minutes of the meeting are in the packet.

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

**RULES & LEGISLATIVE AFFAIRS, LETICIA REMAURO** – In the packet is copy of Community Board #1 by-laws and a copy of the Standing operating procedures with proposed amendments. Ms. Remauro asked everyone to read over the amendments and, if anyone would like to address any of these changes please attend the next Rules & Legislative Affairs Committee. The next meeting will be on May 19, 2008, at 8:00 P.M.

**YOUTH SERVICES, LARRY BESLOW** – The minutes of the meeting are in the packet.

**SANITATION GARAGE SITING COMMITTEE, ANTHONY COSENTINO** – A joint meeting was held with the Transportation Committee, the minutes of the meeting are in the packet. Mr. Accornero had previously requested to invite Commissioner Doherty to the Board Meeting. Mr. Accornero asked that a follow-up phone call be made inviting him to the June Board Meeting.

**TRANSPORATION, ANTHONY MARRA** – The minutes of the meeting are in the packet. Chairman Sweeney announced the next meeting has been changed to May 27, 2008, 7:30 P.M. at the Board Office.

**BUDGET & FINANCE, TERRY PLAYER** – District Budget Consultations will be held in June.

#### **AREA COMMITTEE REPORTS**

**SILVER LAKE/SUNNYSIDE/WESTERLEIGH, KEN TIRADO** – The minutes of the meeting are in the packet.



**ROSEBANK/FT. WADSWORTH/SHORE ACRES, JOHN GUZZO** – The minutes will be included in next month's packet.

**WEST BRIGHTON/ST. GEORGE, MEGAN DELMAR** – The minutes of the meeting are in the packet.

**MARINERS HARBOR/PORT RICHMOND, DEBI ROSE** – The next meeting will be held on May 21, 2008, 7:00 P.M. at 250 Park Avenue. Ms. Rose asked to have additional Board Members assigned to the Mariners Harbor/Port Richmond Committee.

**CLIFTON/CONCORD/STAPLETON, LARRY BESLOW** – The minutes of the meeting are in the packet.

### **OLD BUSINESS**

### **NEW BUSINESS**

Mr. Gowda asked that strong letter be sent to the Mayor and Chancellor Klein opposing the budget cuts to the schools. The cuts to the schools are detrimental to our kids. Chairman Sweeney asked Mr. Gowda to draft the letter.

Ms. Marilyn Averett announced a second educational forum is being held on June 2, 2008 doors open at 5:30 P.M. the meeting is from 6:00 P.M. to 8:00 P.M. at the Central Family Life Center, 59 Wright Street. The meeting is to get everyone united, elected officials, teachers, parents and students to fight the budget cuts to the schools.

Many Board Members expressed their gratitude and thanked Chairman Sweeney for his dedication and service as Chairman of Community Board #1.

Meeting adjourned at 10:30 P.M.

