

COMMUNITY BOARD NO. 1TREASURER'S REPORT – FY'16

September, 2015

<u>CODE</u>	<u>ALLOCATED TO 06/30/16</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 – Supplies	\$ 1,988.00*	\$ 1,988.00*	\$ - 0 -
101 - Printing Expense	200.00	- 0 -	200.00
110 - Food & Forage	1,150.00	-0-	1,150.00
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	2,000.00*	2000.00*	- 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	\$ 9978.00	\$ 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'16 Contracts

COMMUNITY BOARD #1 AGENDA TUESDAY – SEPTEMBER 8, 2015 7:30
ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

SESSION OPENING

- Pledge of Allegiance
- Call to Order
- Roll Call Attendance
- Acceptance of Minutes
- Public Session

Mr. Chris Lee, NY/NJ Port Authority will give a brief presentation on the Bayonne Bridge.

OFFICERS' REPORTS

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewe
- Treasurer, Larry Beslow
- Secretary, Anjail Ameen Rice
- Chairman, Nicholas Siclari
- District Manager, Joseph Carroll

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Health/Human Services, Catherine Paradiso
- Labor, Jeffrey Mohlenbrok
- Waterfront, Loretta Cauldwell
- Public Services, Sunny Jain
- Parks & Recreation, Megan Delmar
- Youth Services, Kelly Vilar
- Rules & Legislative Affairs, Christopher Bradford Greene
- Budget & Finance, Anthony Cosentino
- Transportation, Nicholas Zvegintzov

AREA COMMITTEE REPORTS

- Mariners Harbor/Port Richmond, Anjail Ameen-Rice
- Clifton/Concord/Stapleton, Larry Beslow
- West Brighton/St. George, Vickie Fossella/Jeffrey Mohlenbrok
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Camille Zarrelli/Timothy Forsyth
- Rosebank/Ft. Wadsworth, John Guzzo

Old Business
New Business

Adjournment

If you are unable to attend the meeting please call or e-mail Anjail Ameen-Rice or the Board Office **prior** to the meeting 1-718-981-6900 lcrosby@cb.nyc.gov.

COMMITTEE ASSIGNMENTS 2015-2016

FUNCTIONAL COMMITTEES

EXECUTIVE COMMITTEE

Nicholas Siclari, Chairman
Anthony Cosentino, First Vice-Chairman
Christopher Rooney, Second Vice-Chairman
Friday Ogbewe, Third Vice-Chairman
Anjail Ameen-Rice, Secretary
Larry Beslow, Treasurer

LAND USE

Vincent Accornero, Chairman
Chris Rooney, Co-Chair
George Doyle
Anthony Cosentino
Camille Zarrelli
Larry Beslow
George Turner
Friday Ogbewe
Olaf Olsen
John Guzzo
Andrew Blancero

YOUTH SERVICES

Kelly Vilar, Chairwoman
Celeste Bute Holmes
Geraldine Parker
Daniel Williams
Ernest Paige
Marjorie Ryan

PARKS

Megan Delmar, Chairman
Norman Light
Linda Eskenas
Kevin Washington

LABOR

Jeff Mohlenbrok, Chairman
George Sona
James Samuels
Varun Sanyal

WATERFRONT

Loretta Cauldwell, Chairwoman
Priscilla Marco
Timothy Forsyth
Vickie Fossella
Robert Honor
Ali Mir Masum
Thomas Ferrie
Joseph Bird
Linda Eskenas

HEALTH/HUMAN SERVICES

Catherine Paradiso, Chair
Anjail Ameen-Rice
Fran Reali
Ernest Paige
Marjorie Ryan
Ernest Paige
Pearl Minsky
Lisa Lattanzio
Telee Brown
Victoria Fossella
Norman Light
Victoria Gillen

PUBLIC SERVICES

Sunny Jain, Chairman
Norman Light
John McBeth
Pearl Minsky
Geraldine Parker

TRANSPORTATION

Nicholas Zvegintzov, Chairman
Andrew Blancero
Christopher Bradford Green
Joseph Bird

RULES & LEGISLATIVE AFFAIRS

Christopher Bradford Green, Chairman

CIVIC AD-HOC COMMITTEE

Victoria Gillen, Chairwoman

COMMITTEE ASSIGNMENTS 2015-2016

AREA COMMITTEES

CLIFTON/CONCORD/STAPLETON

Larry Beslow, Chairman

Joseph Bird

George Doyle

Marjorie Ryan

George Turner

Daniel Williams

Friday Ogbewe

Priscilla Marco

Geraldine Parker

WEST NEW BRIGHTON/ST. GEORGE

Jeff Mohlenbrok & Vickie Fossella, Chairs

Nicholas Siclari

James Samuels

Kelly Vilar

Thomas Ferrie

Robert Honor

Megan Delmar

Christopher Bradford Greene

Andrew Blanco

Catherine Paradiso

Anthony Cosentino

Christopher Rooney

Linda Eskenas

Nicholas Siclari

Nicholas Zvegintzov

MARINERS HARBOR/PORT RICHMOND

Anjail Ameen-Rice, Chairwoman

John McBeth, Co-Chairman

Vincent Accornero

Telee Brown

Victoria Gillen

Pearl Minsky

George Sona

Ali Mir Masum

Varun Sanyal

SILVER LAKE/SUNNYSIDE/WESTERLEIGH

Camille Zarrelli & Timothy Forsyth, Chairs

Celeste Bute-Holmes

Lisa Lattanzio

Ernest Paige

Fran Reali

Norman Light

ROSEBANK/FT. WADSWORTH/SHORE ACRES

John Guzzo, Chairman

STEERING/BUDGET & FINANCE– Chairs of all Committees &

Executive Committee Members

Anthony Cosentino, Chair

Chairman is ex-officio on all Committees

Christopher Rooney is Second Vice-Chairman overseeing all Functional Committees

Friday Ogbewe is Third Vice-Chairman overseeing all Area Committees.

Community Board No. 1 Youth Committee

Meeting Minutes for Tuesday Sept 1, 2015 @ Brighton Heights Reformed Church located at 320 St. Marks Place, SI 10301 (Enter through parking lot on Montgomery)

Meeting called to order by Kelly Vilar, CB1 Youth Committee Chair; Minutes taken by Ernest Paige, Secretary

CB #1 Board Members in Attendance: Kelly Vilar, Ernest Paige, **Excused:** Geraldine Parker
Youth Committee Public Members in Attendance: Neil Berry, Candace Charles, Sean Charles, Craig Johnson, Donna Mazzella, Susan Irene Master **Excused:** Kathy Vidal, Rebecca Samuels

In Attendance: Shauntee Burns of NYPL, Richmond Bradshaw, Jr., Andrew Dorman, Tom Feeney-Assemblyman Matt Titone's Office, Dr. Carole Reiss-Friends of SI Green Charter School, Lawrence Coye of Youth Justice Center Program (YJCP), Omar Christopher-YJCP, Hamina Adefunji-YJCP, Romel Shuler-SI YJCP-CCI, Vernon "Dyverse" Norton-SICPP/Projectivity, Mohamed Abdelwahab-YJCP, Julian Ansah-YJCP, Claire Jimenez-Staten Island Arts, Jeannie Fishman-Public Advocate Letitia James, Trevor-NY Public Library-Port Richmond Branch, Virginia Sherry, Staten Island Advance, Minnie Graham-Empowerment Zone/Staten Is Black Family Heritage Committee, Michael Winecup-OFA Fellow/Healthcare

- Kelly Vilar opened meeting
- Introductions and expectations of attendees, including members of the Staten Island Youth Justice Center, a representative from NYS Assemblyman Matthew Titone's office and a representative of NYC Public Advocate Letishaa James' office were made. The media was represented by a Staten Island Advance reporter.
- Kelly introduced the framework for a larger discussion about crafting an agenda for advancing youth issues particularly in the North Shore. She elaborated about the role of Community Boards and the elected officials that appoint them. Kelly cautioned how the concerns of our youth can easily be eclipsed by the also important work of budget and land usage.
- A draft with the potential for being a proposed resolution to be considered for submission to Community Board 1 (CB1) was read aloud by various individuals and discussed by all attendees. The discussion highlighted the need for more public schools in CB1's district, the need for a recreation center on the waterfront, opportunities for youth to participate in organized sports, the need to increase leadership opportunities and internships for our youth, and the expansion of youth employment opportunities.
- A quorum was present and a vote to submit the proposed resolution to the full community board with minor changes was passed unanimously.
- Meeting was adjourned.

See Full Proposed Resolution attached.

Proposed Resolution from Staten Island Community Board No. 1 Youth Committee

(To be voted on by Community Board No. 1 on Tuesday, Sept 8)

Community Board No. 1 Staten Island has adopted **Fiscal Year 2017 North Shore Youth Agenda**. This agenda will focus our youth committee, community board and community at large on garnering and developing support for the following issues which are key to the improvement of government and private resources needed to improve quality of life for children and youth on Staten Island's north shore.

These issues will positively impact youth in need and improve quality of public education, crime and drug activity, economic development, healthcare, recreation-sports, and arts for all children and youth on the north shore. CB #1 lists the following as priorities for the North Shore:

1. Build More Public Schools In The CB #1 District---Particularly Middle Schools And High Schools

- a. The Waterfront and newly defined Special Zoning Districts along the North Shore will be growing at a rapid rate over the next 24+ months. Our schools currently don't support the population of the neighborhoods, as it is. This residential growth is occurring in all categories: new construction, existing industrial buildings being converted to residential, abandoned 2008 construction revitalized & occupied, sales of stagnant property rising.
- b. The School Construction Authority's present 2015-2019 Five Year Plan is already in effect, and only solving an addition of 300+ seats to Curtis HS which is already overcrowded by over 700 students. We need to act now to be heard and included in the upcoming 2020-2024 Five Year Plan, which essential is already being drafted.
- c. It is estimated by NYC Planning and the American Community Survey that the North Shore is the district with highest volume in its youth population with more than estimated 60,000 youth ages 0 to 24 years old
- d. North Shore has the highest rate of youth dropping out of school and the lowest promotion and graduate rates than any other part of the borough says Community Service Society's study on Education and Employment Characteristics of Staten Island's Young Adults (ages 18-24 years old)
- e. CB #1 is the Staten Island district with high increases in current population growth and high projections for growth because of economic development projects occurring in the district.

2. Rebuild Cromwell Recreation Center On The Waterfront

- a. It was the only and largest public recreation facility available for all children and families in St. George nearest viable and easily accessed public transportation
- b. It was the only recreation center or facility that attracted visitors from other boroughs where city and state wide basketball tournaments were held. If developed could be a major NYC facility.
- c. The window for opportunity to obtain funding and political will for this project may dwindle as the development of the waterfront on St. George is being claimed and ground breakings all about this area
- d. Finally, the building of Cromwell on the waterfront would be the only free public access non-commercial recreation facility in the entire north shore waterfront development plan

3. Districtwide Opportunities For Youth (Middle And High School Aged Youth) To Participate In Organized Sports

- a. The building of character, teamwork, leadership and learning how to compete can be found in activities as simple as baseball. Yet the opportunities for free or low cost organized sports is limited leaving disenfranchised youth on Staten Island without options. There is a huge opportunity being missed here to teach young people these valuable life skills.
- b. Sports activities contribute to a healthier lifestyle and encourage exercise. The New York State Health Departments Vital Statistics says that Staten Island's north shore is considered a "hotspot for disease burdened Medicaid". It has highest rates on the island of youth with asthma, diabetes and hypertension....all of which are preventable and/or treatable ailments that can subside with proper nutrition and exercise.

4. Creation/Expansion Of Viable Youth Leadership Development Opportunities

- a. Tomorrow's leaders are amongst our youth. Young people need to practice and develop as leaders. Staten Island has few leadership development model programs that engage youth in learning how to be leaders in their own communities.
- b. Opening the door for their future... Opportunities to have a young person have a personal stake in shaping their future is priceless. More emphasis needs to be made on Staten Island to develop youth leaders in every facet of neighborhood life... churches, schools, civic groups, businesses, community organizations and government.
- c. A disproportionate number of Staten Island's north shore mainstay organizations such as churches, civic groups, and community organizations are led by adults 50 and older. This tells us that more leadership development needs to be encouraged and must begin in the middle and high school years.

5. Development And Expansion Of Youth Employment Opportunities

- a. No economic development plan is ever good if it does not include pathways to viable employment and employable young workers. The North Shore Young adult population 18-24 years old have the highest rate of unemployment than all Staten Islanders according to Report on Employment for youth 18-24 years completed by Community Service Society.
- b. Without the experiences of world of work, we contribute to failing welfare systems, dependency and the development of more youth living in poverty. So we need to encourage the development of job, career and entrepreneurial readiness.

6. Expansion of Opportunities for Performance and Visual Arts for Youth in and out of the school system

- a. A recent report released by the City of New York's Comptroller's office in April 2014 revealed that arts education in New York City has significantly declined over the last decade, with 28 percent of New York City schools possessing not even one full time certified arts teacher. In Staten Island's North Shore this statistic includes: PS 14, PS 16, PS 20, PS 29, PS 31, PS 44, PS 46, PS 48, PS 57, PS 74, PS 78 and Concord High School.
- b. In 2012 a report by the National Endowment of the Arts conducted a study that discovered that arts education increases academic outcomes for low income students. Research showed that students with consistent arts education had "higher GPA's than students with low levels of arts engagement; enrolled at higher rates in competitive and four-year colleges than low-arts engaged students; and were three times more likely than arts-poor peers to earn a bachelor's degree" (City of New York, Office of the Comptroller, 2014).

Final Note on the FY 2017 North Shore Youth Agenda

This agenda is notwithstanding the targeted needs in other areas involving for preschool and elementary school youth, foster care, special needs children, LGBTQ youth, special education, juvenile justice or child health and welfare for example. However, this is an urgent call, preventive and forward thinking agenda that seeks to align our community's youth with resources that provide a road to a better quality of life, good citizenship and independence.

The North Shore Youth Agenda 2017 will provide our community with a platform on which to build support from local leaders, elected officials, service providers, educators, parents and youth to influence the FY 2017 New York City Budget Process and any other legislative or government entity related to these issues on federal, state or private industry levels.

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.
Area Committee Meeting
Monday June 8th, 2015 -7:00 P.M. 250 Park Avenue

Attendance

Community Board Members:

Anjail Ameen-Rice, Area Chair- present
John Mcbeth, Co-Chair excused
Pearl Minsky-excused
Victoria Gillen – present
George Sona – absent
Telee Brown-absent

Guests/Affiliation:

Kathleen Bielsa, Northfield LDC
Debra Grant, Resident
Donald Traynor, resident
Ken Gregory
N. Visoky, attorney Latin Paridise
Stephanie Shavuo, Rep. C.M. Debi Rose
John Herrera, Latin Paridise
Joy Grant, Resident
James Grant, Resident
Arielle Estevez, Latin Paridise
William Morris, Arlington Civic-
(Non board voting member)
Sergey Chuprick, Northfield LDC
Vic Nesbitt, Resident
Sylvia Ancrum, AM Matthew Titone
Maria Rios, Mariner's Harbor Civic
John Forsell, Preservation League, SI Philharmonic,
Jewish Historical Society
Karen Bobin, resident
Miriam Herrera, Latin Paridise
Michael Glynn, resident

Meeting commenced at 7:10 pm
A quorum was present

1. Presentation by Northfield LDC on FEMA no flood zone map. Residents effected by the new flood zone mas should have received a notice from FEMA around March 31st. We are presently in the public comment period. The maps/flood insurance rates are expected to be finalized by 2017. Residents should also consider getting a sewer back up insurance rider, because sewer back-ups are not part of the flood insurance coverage. For further information residents can contact Northfield LDC at 718-442-7351 ext. 238. You can also check the website <http://www.floodhelpny.org> to check if your address is in a flood zone
2. Liquor license renewals
Latin Paridise 2032 Richmond Terrace
Approved based on – onsite security guard being present during the hours they operate as a lounge, purchase of an ID verification machine, maintaining surveillance videos for 30 days, no private promoters, only operating within hours identified by their liquor license. They have not had any incidents in the past 30 days.
3. Application 150359 MMR-An amendment to the City Map involving the elimination of Morrow Street between Amador Street and Forest Ave; the discontinuance and closing of

a portion of Morrow Street between Goethals Road North and Amador Street; the elimination of Amador Street between Morrow Street and South Ave; the elimination of Garrick Street between Goethals Road North and Wemple Street and the adjustment of grades necessitated thereby including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in order to facilitate a new retail development.

It was again pointed out that 12.4 Acres of Wetlands be preserved as part of this project and that a portion of the land be designated as a Natural Reserve. A request was made for a kayak launch from one of the creeks.

Old Business

1. A suggestion was made that the Community Board send a letter to NY/NJ Port Authority requesting an expansion of the existing compensation package to residents on both sides of John St. Residents were reminded again to refer noise complaints related to Bayonne Bridge construction noise to 311 or the customer service hotline set up by NY/NJ Port Authority.
2. Residents expressed concern about the mental health facility being proposed by St. Joseph's Medical Center, however, the board has not received an official letter of intent.
3. A resident of Lockman ave continues to be harassed by her neighbor. She has reached out to NYPD and the harassment hasn't stopped.

New Business

1. It was reported that sewers need to be installed from Heberton Ave to Richmond Terrace.
2. *Ponding* is occurring at Ann St. and Heberton Ave; Heberton Ave and Bennett St; Heberton Ave and New St.
3. A request was made for on street parking on Forest ave after 7pm between Grandview Ave and Harbor Road.

Announcements

1. Councilwoman Rose is hosting a Minority Business forum on Wed June 10th at The St. George Library.
2. NY LAG – Mobile legal assistance will be at 55 Holland Ave on June 24th, by appointment only. Call 718-556-7370.
3. June 18th at Northfield LDC Trolley Tour of vacant retail space on Port Richmond Ave. June 10th at 6pm – 1st time homebuyer workshop offering \$15,000 grant to individuals at or below AMI.
4. Sat June 13th, Relay for Life from 12-9 at Petrides
5. Con Ed is offering new free Thermostats that work on Wi-Fi

Adjourned at 9:25 pm

Submitted by

Anjail Ameen-Rice

CB 1 Area Chairperson

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.
Area Committee Meeting
Tuesday July 14th, 2015 -7:00 P.M. 250 Park Avenue

Attendance

Community Board Members:

Nick Siclari- CB 1 Chairperson
Joe Carroll- CB 1 District Manager
Anjail Ameen-Rice, Area Chair- present
John Mcbeth, Co-Chair present
Pearl Minsky-excused
Victoria Gillen – present
George Sona – absent
Telee Brown-absent
Vincent Accornero-present
Victoria Fossella, CB 1
Marjorie Ryan, CB 1

Guests/Affiliation:

NYS Senator Diane Savino
L. Johnston
Kathleen Sforza, Northfield LDC
Beryl Thurman, NSW
Debra Grant, Resident
Franca D.
Liz Woods, SJMC
M. DiTommaso, SJMC
Stephanie Shavuo, Rep. C.M. Debi Rose
K Borsin,
Nick Carlson, Rep. A.M. Matthew Titone
Brandon Patterson, Rep. Senator Diane Savino
Gentiana Ame, Rep. A.M. Cusick
Joe Wright, NSW
Dr. Peter Boutros, SJMC
Dennis Alestra, Business Owner
Debbie Alestra, Business Owner
Mario Buonuaaggio, Resident/Property Owner
Joy Grant, Resident
James Grant, Resident
Eric Sternberg, Property Owner
Victor Nesbitt, Resident
Deborah Moon, Home Owner
Steven Kwtsatomo
Theodore Kwtatomo
Maria Morales
Arlette Cepeda, Wagner College
Abraham Chevian
Angela D'Aiuto
Eddie Dombish, Business Owner
Richard Zawisny, Homeowner
Rev. Dr. Tony Baker, St. Philip's Baptist Church
Virginia Sherry, SI Advance
Georgette Williams, SJMC
Gloria Piculich, SJMC

Meeting Commence 7:08 pm
A quorum was present

The meeting was a discussion on St. Joseph's Medical Center's letter of intent to establish a 7 story supportive apartment building at 108-110 Port Richmond Ave. The VP of Residential Services, Marianne DiTommaso explained the building would house 50 apartments for individuals with mental illness who required the support of St. Joseph's MC staff. The building would contain a total of 77 units and the 27 remaining units would be available for individuals who met the affordable income guidelines.

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.
Area Committee Meeting
Tuesday July 14th, 2015 -7:00 P.M. 250 Park Avenue

Eligibility for the "affordable" units will be limited to:

- One-person households earning \$36,000 annually or less;
- Two-person households with combined incomes of \$41,000 or less;
- Three-person households with combined incomes of \$46,000 or less, and
- Four-person households with combined incomes of \$51,000 or less.

It was explained that the individuals would not have criminal pasts or be registered sex offenders. No on-site psychiatric services would be offered other than counseling. The home would have a rear court yard and parking available in the rear.

Senator Diane Savino referenced the agency's previous proposals in St. George and Stapleton and she explained that the agency was not always honest about the type of individuals that the agency would allow to reside in the apartment. It was also pointed out the original RFP had allowed individuals from the prison system (including sex offenders) with a history of mental illness as being eligible for this type of housing. Senator Savino also explained that the agency previously tried to establish this type of housing at 78 Fort Place under the auspices of St. Vincent's/Sisters of Charity and that they are now affiliated with St. Joseph's. That project remains under litigation, despite the fact that the building was recently sold. The senator expressed her concern over oversaturation in Port Richmond and the St. George areas.

Stephanie Shavuo, from CM Rose's office asked how many beds does St. Joseph's MC currently operate in CB 1 and the response was 84. It is also believed that this proposal is not consistent with the plans being outlined by NYC City Planning under the BOA.

Numerous residents pointed out that Port Richmond is already oversaturated with social service agencies. Including group homes, food pantries, and homeless services. It was felt that these services should not be confined to one neighborhood, but rather spread out throughout Staten Island. St. Joseph's staff indicated that they did not need Community Board approval to proceed with the establishment of this project and it is an "as of right" development.

A vote was taken at the conclusion of the presentation and question and answer period on whether or not CB 1 should support this project.

5-No 2-Yes 0-Abstentions 0-Ineligible

Adjourned 9:00 pm

The area committee does not feel like this type of development should occur in Port Richmond due to the existing oversaturation of social services, the size of the building being proposed is not in character with the existing buildings on Port Richmond Ave, and the concern over the safety of the community members.

Anjail Ameen-Rice, CB1 Area Chair

SPECIAL BOARD MEETING JULY 21, 2015 – 7:30 P.M.
BRIGHTON HEIGHTS REFORMED CHURCH, 320 ST. MARK'S PLACE

Nicholas Siclari, Chairman

MEMBERS

Vincent Accornero
Anjail Ameen-Rice
Mir Assum Ali, Excused
Larry Beslow
Andrew Blancero, Excused
Joseph Bird
Telee Brown
Celeste Bute-Holmes, Excused
Loretta Cauldwell
Anthony Cosentino
Megan Delmar
George Doyle, Excused
Linda Eskenas
Thomas Ferrie
Timothy Forsyth
Victoria Fossella
Christopher Bradford Greene
Victoria Gillen
John Guzzo
Robert Honor
Sunny Jain
Lisa Lattanzio
Norman Light
Priscilla Marco
John McBeth
Pearl Minsky
Jeffrey Mohlenbrok
Friday Ogbewe, Excused
Ole Olsen, Leave
Ernest Paige
Catherine Paradiso
Geraldine Parker, Excused
Fran Real, Excused
Chris Rooney
Marjorie Ryan
James Samuels
Varan Sanyal, Excused
Nicholas Siclari
George Sona, Excused
George Turner, Excused
Kelly Vilar
Kevin Washington
Daniel Williams
Camille Zarrelli, Excused
Nicholas Zvegintzov

GUESTS

Hon. Matthew Titone, Assemblyman
Hon. Diane Savino, Senator
Hon. Debi Rose, Councilwoman
Jason Razefsky, Rep. Borough President James Oddo
James Shipp, Rep. Borough President James Oddo
Len Garcia Duran, Director Dept. of City Planning
Troy McGhie, Rep. Councilwoman Rose
Angele Olsen, Rep. Assemblywoman Nicole Malliotakis
Nicholas Carlson, Rep. Assemblyman Titone
Brandon Patterson, Rep. Senator Savino
Glen Yost, Rep. Senator Lanza
Jenny Fischman, Rep. Public Advocate Letita James
Rich Marin, President CEO NY Wheel
Shelly Friedman, LLP, Rep. NY Wheel
Julianne Herskowitz, NYC EDC
Joan Cusack, Director HRA
Elizabeth Woods, St. Joseph Medical Center Residential Services
Kathleen Bielsa, Northfield LDC
Virginia Sherry, Staten Island Advance
Leticia Remauro
Beryl Thurman, North Shore Waterfront Conservancy
David Glick, Mud Lane Society
Cynthia Mailman, Stapleton
Angela D'Aiuto
Carol Ann Labita, Committee to Save Mt. Manresa
Peggy Kovtsantonis
Emily Pain, St. George Resident
Tony Bennett, Port Richmond Resident
Diana Caughell, West Brighton Resident
Theo Dorian, St. George Civic
Michael Harwood, St. George Civic
Bob Zion, St. George Civic
Mario Buonviaggio, Port Richmond Resident

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby

Chairman Nicholas Siclari called the meeting to order at 7:32 P.M.

Pledge of Allegiance

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

It was explained that there are 2 items only on the agenda for the Special Meeting tonight:

- 1) St. Joseph's Medical Center, Department of Residential Services to sell the property at 78 Fort Place, St. George and purchase property at 108-110 Port Richmond Avenue. The site would be developed as 77 units of supportive and affordable housing for Staten Island Residents. The proposed building will include 50 units of supportive housing with a primary diagnosis of mental illness who have sufficiently developed skills to live independently, and 27 units of affordable housing.
- 2) Proposed modifications to the New York Wheel Special Permit.

Assemblyman Matthew Titone, Senator Diane Savino and Councilwoman Debi Rose all spoke against the proposal by St. Joseph's Medical Center Residential Services – it was noted that there was a meeting held yesterday with the Borough President at his office with representatives from St. Joseph's Medical Center Residential Services where there were numerous questions asked with answers not available. St. Joseph's did respond with some of the answers at 3:15 today. Due to the track record of St. Joseph's at Fort Place to house convicted sex offenders, criminals with mental illness and – that it is unclear if the same RFP for that proposal is the same for Port Richmond Avenue; the number of units at the location is unacceptable, the contractor is not allowed to limit residents to Staten Islanders and goes against the current zoning, all of the Elected Officials asked the Board Members to vote no for the proposal.

Ms. Beryl Thurman, North Shore Waterfront Conservancy, Ms. Kathleen Bielsa, Northfield LDC and Mario Buonviaggio spoke against the proposal by St. Joseph's – there are already numerous social services in Port Richmond, the area is a high crime area and, the same reasons that were mentioned above by the Elected Officials.

Ms. Elizabeth Woods, Administrative Director St. Joseph's Medical Center Residential Services and other representatives from St. Joseph's presented the plan and responded to the questions that were asked at the meeting as follows:

- Zoning for the building as it pertains to the position of the building – “Our architect Randy Woods went back last night and confirmed the building as it is positioned now meets the zoning requirements. “
- Vetting of other S.I. locations for the project – “We have looked into several other properties including areas such as Great Kills, New Dorp, Travis, Tottenville, Stapleton and Clifton. The issues that arose were related to zoning and being outbid by other buyers around price.”
- “We do have a signed contract of sale for the property in Port Richmond. “
- Securing Housing for Staten Island Residents – “ Our housing applications would include a section of specific questions around whether the potential tenant is a Staten Island resident or currently has family

living in Staten Island. The apartment building we are proposing will be dedicated to Staten Island residents. Our needs assessment indicates there are more than enough Staten Island residents in need of this type of housing. "

- Status of the original RFP - The funds associated with that RFP are still tied to this project however over the course of time the model of housing we are proposing has been modified to meet the needs of the Staten Island population. This means the 50 apartments will be dedicated to those Staten Islanders who meet the criteria for admission as a special population (mental health) and have demonstrated the ability to live independently. These tenants would have to sign a lease, pay rent and be subject to the same laws as any individual renting an apartment. Our rigorous screening process would eliminate those individuals with a criminal record who may at any point in time pose a threat to other tenants, staff and/or the community.

- Warehousing – This is considered a mixed use building with 77 individual apartments where tenants live independently in the community. This model of housing meets all of the federal housing laws in the community for permanent housing and reflects the Olmstead court decision to move from "warehousing" special needs individuals to this type of mixed use building.

Mr. Rich Marin, CEO NYWheel presented a power point presentation of the changes that were being made to the original special permit application that Community Board #1 previously approved.

2015 New York Wheel Special Permit (150447ZSR)

Modifications to 2013 New York Wheel Special Permit (C130317ZSR)

The Public Parking Facility

Approved: A three-story 169,797 sf enclosed mechanically-ventilated public parking garage providing 950 public parking spaces and 12 buses on a 24/7 basis.

Modification Request: A four-story 202,883 sf enclosed naturally-ventilated public parking garage providing 950 spaces and 12 buses on a 24/7 basis.

There will be no changes to the approved number of spaces.

There will now be more self-park spaces and fewer attended parking spaces.

The overall footprint of the garage has been reduced by 24,399 sf.

The ramp leading to the garage from Nicholas Street has been re-designed.

The landscaping around the garage has been modified to remove earthen berms against the garage walls to provide ventilation.

The Observation Wheel

Approved: 625-foot tall Observation Wheel.

Modification Request: 625-foot tall Observation Wheel.

The water feature at base of Wheel has been eliminated.

26,034 sf of publicly accessible open space has been added to replace water feature.

The diameter of the Wheel's legs has been increased from 13 ft. to 18 ft.

The Wheel's zoning lot boundary has been enlarged by 3,695 sf so that the foundation for all four legs fit inside the zoning lot.

The Wheel Terminal Building:

Approved: 79,868 sf Terminal Building for Wheel entry and departure, restrooms, waiting halls, retail areas, ticket offices, administrative offices, food services, theater, exhibition space and Wheel mechanical systems.

Modification Request: 51,165 sf Terminal Building for Wheel entry and departure, restrooms, waiting halls, ticket offices, administrative offices, food services, theater, exhibition space and Wheel mechanical systems.

The Building square footage has been reduced by 28.5 percent.

7,600 sf tablecloth restaurant has been eliminated. Smaller food service facilities remain, which will now include a beer hall.

No public facilities or circulation patterns affected.

The Decking over the Railroad Right of Way (at base of retaining wall along Richmond Terrace)

Approved: The Decking is one continuous deck along entire length of property along Richmond Terrace.

Modification Request: The Decking still extends the entire length of Richmond Terrace, but MTA now requires two openings at either end of the Deck totaling 8,432 sf to provide emergency ventilation should the tracks ever be used for rail passenger service.

The Mechanical Tower

Approved: A free-standing 100-113 ft. high Mechanical Tower adjacent to Richmond Terrace by the Stadium.

Modification Request: The Tower eliminated due to introduction of energy efficiencies.

Interim Parking

Approved: A four-phase plan to provide 820 on-site commuter parking spaces throughout construction, including 540 spaces contracted to Yankees attendees.

Modification Request: A two-phase plan to provide 820 on-site commuter parking spaces throughout construction, including 540 spaces contracted to Yankees attendees.

Open Space

Approved: The landscaping of the garage, Terminal Building, deck and surrounding grounds provided 7.88 acres of total open space, including a 0.36 acre playground.

Modification Request: The landscaping of the garage, Terminal Building, deck and surrounding grounds will provide 7.36 acres of total open space, including a 0.22 acre playground. Overall open space is reduced by .52 acres but the total open space that will be publicly-accessible has increased by 0.04 acre. 2.54 acres of this public space (the two plazas serving the Terminal Building) will be open to the public 24/7. The remaining 4.82 acres of publicly accessible space on the roofs of the parking facility will have controlled access.

All previously approved on-site and off-site public improvements and benefits have been maintained at levels that meet or exceed those in the Special Permit, including the playground, the publicly accessible green roof, new points of access from Richmond Terrace to the shoreline, the improvements within the Esplanade Improvement Area and high quality landscaping and street furniture throughout:

The publicly accessible open space will include areas for passive recreation, including landscaped green spaces, walkways with benches, and scenic vantage points.

The originally approved 0.65 acre plaza adjacent to the Stadium connecting Richmond Terrace to the main entrance of the Terminal Building has been reduced to 0.42 acre.

A second 0.97 acre plaza and landscaped area outside of the Bank Street entrance to the Terminal Building has been expanded to 2.12 acres.

A promenade will lead from Richmond Terrace to the 0.32 acre Richmond Park with a playground that will be surrounded by trees and a pathway expanded from previously approved 0.29 acre. There will be a 0.08-acre decrease in the active use playground; however the redesigned playground will provide its users with a superior experience.

There will be a 2.22 acre increase in the amount of passive open spaces with pathways and landscaping.

The previously approved pedestrian circulation paths, one starting at Richmond Terrace near Nicholas Street leading to the waterfront and the other along the eastern portion of the site providing connection between Richmond Terrace and the Bank Street Entrance Plaza and the Ferry Terminal will be re-contoured to follow the new rooflines.

As previously approved, Bank Street between Jersey Street and Wall Street (adjacent to the Stadium) will be widened from 24 ft. to 30 ft.

No changes are proposed to the level of amenities within the Esplanade Improvement Area (the shoreline that will include a re-built Bank Street with a dedicated bike path).

The non-accessible (due to safety concerns) wind turbines and solar panels have been replaced with an additional 0.56 acres of publicly accessible open space.

Mr. Michael Harwood, St. George Civic spoke against the changes of the Wheel, the view corridor for St. George Residents and people looking from Richmond Terrace is going to change. Traffic plans for the surrounding streets have not been done. There should be additional time to review the changes.

Mr. Tony Bennett spoke against the Wheel due to the increase of traffic and the changes it is going to make to the Waterfront.

Mr. David Glick, Mud Lane Society Board of Directors spoke in favor of the Wheel, it is going to create jobs, tourism on the Island etc.

Ms. Leticia Remauro former Chairwoman of Community Board #1 spoke in favor of the NY Wheel proposal it will draw tourist to Staten Island, boost the economy of the businesses in St. George. It will provide jobs to Staten Islanders both during the construction and after construction is complete.

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

Community Board #1 opposes the plan to site 77 units of supportive and affordable housing for Staten Island residents submitted by St. Joseph's Medical Center, Department of Residential Services. The proposal is for 50 units of supportive housing with a primary diagnosis of mental illness and 27 units of affordable housing at 110 Port Richmond Avenue, Staten Island.

This proposal had been submitted to and rejected by CB1's Port Richmond/Mariners Harbor Area Committee and this position has been endorsed by the full Board.

The Board's opposition is based on the flawed nature of the St. Joseph's proposal, seriated here:

- The Port Richmond Community is extremely oversaturated with social service facilities and supportive housing programs;
- The vendor cannot limit the contract to Staten Islanders only;
- The proposed structure violates the Lower Density Growth Management zoning provisions of the NYC Zoning Code;
- The area currently is a high crime locale and the proposed clientele will be seriously at risk; and,
- Lastly, the lack of site neutral funding prejudices the facility's location.

Community Board 1 recommends legislation that would direct fair siting criteria for OMH facilities that would extract site acquisition and make the location cost neutral.

Roll call vote taken. Vote passed to oppose 29-1-0.

Motion made and seconded to approve the modifications as submitted for the NY Wheel.

Roll call vote taken. Vote passed 25-4-0 (1ineligible)

Meeting adjourned.