



**BOROUGH OF STATEN ISLAND  
COMMUNITY BOARD #3**

1243 Woodrow Road - 2<sup>nd</sup> Floor

Staten Island, NY 10309

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**GENERAL BOARD MEETING**

**MINUTES**

**March 26, 2019**

The next monthly General Board Meeting of Staten Island Community Board #3 will be held on Tuesday, April 23<sup>rd</sup> 2018 at the **WOODROW UNITED METHODIST CHURCH HALL**, 1075 Woodrow Road, Staten Island, N.Y. 10312 at 7:30 p.m. The full calendar of meetings and agendas can be viewed at [www.nyc.gov/sicb3](http://www.nyc.gov/sicb3).

The Agenda for the General Board Meeting will be as follows:

**1. Attendance**

**2. Community Contact Session**

**3. Minutes**

**4. Officer's Reports**

Chairman of the Board	Frank Morano
1 <sup>st</sup> Vice Chairman	Thomas Barlotta
2 <sup>nd</sup> Vice Chairman	Jerome Goldman
3 <sup>rd</sup> Vice Chairman	Owen Reiter
Treasurer	Diane Peruggia
Secretary	Frank Contrera

**5. District Manager's Report**

Charlene Wagner

**6. Committee Reports**

Budget	Danny Venuto
Ethics, Rules, Bylaws & Regulations	Frank Contrera
Land Use, Planning and Zoning	Thomas Barlotta
Parks & Environmental	Albert Klingele
Quality of Life	Harold Kozak
Traffic and Transportation	Frank Contrera
NYPD Precinct Council Meetings	Owen Reiter

**7. Old Business**

**8. New Business**

**9. Adjournment**

**Please note:** All Committee Chairmen MUST submit written reports at least one week prior to the regular Board Meeting. If you are unable to attend a Committee meeting or General Board meeting, please notify the District Manager or Chairman at (718) 356-7900 or email [swertheim@cb.nyc.gov](mailto:swertheim@cb.nyc.gov)

**ATTENDANCE**

**Members Present**

Bara, Louis  
Barlotta, Thomas  
Cassese, John  
Catania, Phyllis  
Goldman, Jerome  
Contrera, Frank  
DeRosa, Frank  
DiGennaro, Robert  
DiPilato, Michael  
Donahue, Patrick  
Donohue, John  
Felicetti, John  
Geary, Jeffrey  
Klinge, Albert  
Kozak, Harold  
Kump, Robert  
Mattioli, Dianne  
McKeon, Dennis  
Morano, Frank  
Peruggia, Diane  
Poznanski, Andrew  
Riccardelli, Anthony  
Reiter, Owen  
Rosenfeld, Wayne  
Shultz, John  
Venuto, Danny

**Members Absent or Excused**

Ajello, Daniel  
Conway, Patricia  
Farag, Sherif  
Iervasi, Celia  
Lauria, Verna  
Miele, John  
Molino, Vincent  
Nigro, Nicole  
Pistilli, James  
Valentino, Michael

**Community Board Staff Present:**

Charlene Wagner, District Manager  
Susan LaForgia, Community Coordinator  
Stacey Wertheim, Community Coordinator

**Guests:**

Andrew Crawford, Director of Community Partnerships Unit for the District Attorney Richmond County  
Matthew Mobilia, representing District Attorney Richmond County  
James Clinton representing Congressman Max Rose  
Angela Olsen, representing New York State Assemblywoman Nicole Malliotakis  
Denise Pacheco, representing New York State Assemblyman Michael Reilly  
Justine Dmytrow, representing Senator Andrew J. Lanza  
James Shipp, representing Staten Island Borough Hall  
Tom Dantoni, representing Councilman Steven Matteo  
Michael Strasburg, representing Councilman Joseph Borelli  
Jarrod Zinnanti, NYPD 123<sup>rd</sup> Precinct, Community Affairs  
Joseph Homsey, NYC Department of Parks and Recreation  
Joan Cusack, Executive Director NYC Human Resources Administration  
Jermaine Williams, NYC Department of Health and Mental Hygiene  
Brian Fargnoli, NYC Emergency Management, Intergovernmental Outreach Coordinator

**Guests:** *cont'd*

Denise Esposito, NYC Emergency Management, CERT Coordinator  
Carol Donovan, President, Richmondtown & Clarke Avenue Civic Association  
Marlene Bodi, President Fawn Ridge Phase 1 HOA  
Robert DeForge, area resident

**PUBLIC CONTACT SESSION**

**Community Emergency Response Team (CERT)**

*Brian Farnoli, NYC Emergency Management Intergovernmental Outreach Coordinator*  
*Denise Esposito, NYC Emergency Management CERT Coordinator*

- NYC Community Emergency Response Teams (NYC CERT) are teams of dedicated volunteers who help to prepare their neighbors and communities for different types of disasters. Members undergo a training program that provides basic response skills needed for fire safety, light search and rescue, community disaster support, disaster medical operations, and traffic control. This spring, NYC CERT is offering basic training classes in Brooklyn and Staten Island. If you or anyone you know might be interested in these trainings and would like to sign up, please visit [certvolunteer.nyc](http://certvolunteer.nyc).

**Richmondtown & Clarke Avenue Civic Association**

*Carol Donovan, President*

- Expressed her concerns about the upcoming Department of Design (DDC) project for Phase One of the Widening of Arthur Kill Road.

**Community Complaints**

- Gervil Street - Department of Sanitation (DSNY) is not picking up bulk garbage
- Sharrotts Road - Requesting enforcement for speeding; requesting a guardrail to protect his property

**MINUTES**

**MOTION:** by Frank Contrera “to accept the General Board Minutes of February 26, 2019”

**SECOND:** John Felicetti

**VOTE:** 26-0-0

**MOTION:** PASSED

**Chairman’s Report – Frank Morano**

- March 5<sup>th</sup> 2019 - attended the South Shore Business Improvement District Meeting

**1<sup>st</sup> Vice Chairperson – Thomas Barlotta**

No Report

**2<sup>nd</sup> Vice Chairperson – Jerome Goldman**

- March 6, 2017 - Attended Borough Board meeting. Budget presentations requesting funds from the Staten Island Borough President’s office were received from numerous organizations throughout Staten Island.

**New York State Liquor Authority (SLA) Chairman - Jerome Goldman**  
Self-Explanatory

**MOTION:** Therefore be it resolved that Community Board 3, Staten Island recommends **approval** of a new on premise liquor license for a gentlemen’s club for Kill Dare Corp. d/b/a Allure, 2945 Arthur Kill Road, SI NY 10309 so long as statements that the applicant presented are accurate and complete, and that those conditions are incorporated into the “method of operation” on the SLA on premise liquor license.

1. The security guard licenses will state unarmed security guards.
2. The minimum age will be 25 years old.
3. Scanners will be used to download and take pictures of drivers’ licenses presented at the door. Fraudulent licenses will be confiscated and the patrons removed. Patrons who exit will be re-scanned upon entry.
4. A dress code will be implemented - no tank tops, no cut offs, hats or caps.
5. Valet Parking is mandatory. The reason for this is to be able to prevent patrons who are intoxicated from driving when leaving the premise.
6. Parking lot safety rules:
  - a) Install NO LOITERING and NO TRESPASSING signs across the lot. Private security guards will enforce the parking lot safety rules and conduct random checks of outdoor parking lot and contact law enforcement immediately if they see suspicious persons or activities.
  - b) Install video cameras in the outdoor parking lot and announce their presence with prominently posted signs.
  - c) Keep the outdoor parking lot as brightly lit as possible.

**SECOND:** Michael DiPilato  
**DISCUSSION:** Extensive discussion amongst board members  
**VOTE:** 16-9-1  
**MOTION:** PASSED

**MOTION:** Therefore be it resolved that Community Board 3, Staten Island recommends **approval** of a renewal on premise liquor license for a restaurant for Patrizia’s of Staten Island, 4255 Amboy Road, Staten Island NY 10308 so long as statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant are incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor license.

1. Applicants discontinue use of city streets for the purpose of valet services, as it is illegal.
2. Old Amboy Road will not be used for valet services, illegally double parking cars and blocking available spots to service drivers frequenting Patrizia’s of Staten Island.
3. If applicant does not obtain the proper Department of Consumer Affairs permit (CDA) for operating a sidewalk café, applicant will remove the licensed outdoor are from their application

**SECOND:** Thomas Barlotta  
**DISCUSSION:** Extensive discussion amongst board members  
**VOTE:** 24-2-0  
**MOTION:** PASSED

**3<sup>rd</sup> Vice Chairperson – Owen Reiter**

No Report

**Secretary – Frank Contrera**

No Report

**Treasurer – Diane Peruggia**

No Report

**District Manager's Report – Charlene Wagner**

No Report

**BUDGET – Danny Venuto**

No Report

**ETHICS, RULES & BY-LAWS – Frank Contrera**

No Report

**COMMITTEE REPORTS**

**LAND USE – Thomas Barlotta**

Self-Explanatory

**AGENDA**

**BSA 2019-1-A to 5-A Nello Court**

An application for a waiver of GCL36 to construct five (5), two-family, two-story, detached homes that do not front upon a legally mapped street. Current block 7826, lots 215, 220, 550 will be subdivided into 5 lots. Joe Loccisano, architect presented the project. The property is located off Sprague Avenue between Hylan Blvd and Surf Avenue. Total property is 30,000 sq. ft. in an R3X zone. Homes will be 2,400 sq. feet, 3 parking spots, and private easement. Buffer zones do not encroach on property. Fire Department approved plan. Sewers will connect to Sprague.

***Statement - Land Use Chairman Thomas Barlotta***

The application before us is located on a newly developed private street with a homeowners association and like so many others that come before the board; it has a unique set of issues. The private street, HOA situation has also been in the spotlight with Borough Hall and City Planning because they carry negative consequences. Residents in HOA's encounter the following:

- ✓ Homeowner Associations (HOA) have monthly dues per home.
- ✓ Most HOA's have managing agents which charge yearly fee.
- ✓ Financial responsibilities include: road repair, paving, sewer maintenance, insurances, legal etc.
- ✓ Drywell repairs.
- ✓ 15-18% of homes do not pay their dues which creates a burden on the HOAs.
- ✓ Assessments are placed on each homeowner for capital projects.

Our Community Board has always fought against density and substandard parking. I believe we need to reconsider applications that include HOA's. All new streets should be built to NYC DOT standards with the same requirements as city mapped streets. Sidewalks, setbacks, and adequate widths of the road will should be required for approvals which will reduce density. GCL36 is NYC law; they are asking for a waiver, we should not grant waivers.

**Statement - Chairman Frank Morano**

The Land Use Committee voted for this application that is before us because it was one of the rare times that an application included a decent parking plan. I am in total agreement with Thomas Barlotta that there should be no private streets.

**Discussion among board members was extensive**

- ✓ HOA's are set up as loopholes, self-regulatory organization with no enforcement power. If we have the opportunity in a small way to disallow private streets we should voice our opinion to BSA, City Planning and our elected.
- ✓ Community Board 3 has asked the FDNY for an interpretation of their approval for this application because it is not clear if parking is permitted on a 34' wide street; FDNY is reviewing.

**MOTION:** Frank Contrera *"To call the question"*

**SECOND:** Phyllis Catania

**VOTE:** 26-0-0

**MOTION:** PASSED

**MOTION:** by Thomas Barlotta *"to accept the application as presented"*

**SECOND:** Michael Dipilato

**VOTE:** 6-20-0

**MOTION:** FAILED

**NOTE:** **Application is denied**

**PARKS & RECREATION & ENVIRONMENTAL – Al Klingele**

Self-Explanatory

**QUALITY OF LIFE – Harold Kozak**

Self-Explanatory

**MOTION:** by Harold Kozak *"to approve the plan by HeartShare for a 6 person Individual Residential Alternative home at 89 Clearmont Avenue."*

**SECOND:** Thomas Barlotta

**VOTE:** 26-0-0

**MOTION:** PASSED

**TRAFFIC & TRANSPORTATION – Frank Contrera**

Self-Explanatory

**POLICE COMMUNITY COUNCIL REPORTS - Owen Reiter**

No Report

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**ANNOUNCEMENTS**

District Attorney Richmond County

*Andrew Crawford, Director of Community Partnerships Unit*

- April 11, 2019 - 25<sup>th</sup> Annual Candlelight Vigil for National Crime Victim's Week will be held at Staten Island University Hospital Regina McGinn Education Center, 475 Seaview Avenue starting at 6:30pm

New York City Department of Health and Mental Hygiene (DOHMH)

*Jermaine Williams, Community Liaison*

- April 3, 2019 - NYC Health Department Food Safety Education Workshop aimed at improving your inspection results
- This workshop will be led by the Health Department's Office of Food Safety and Community Sanitation. At this event you will learn how to achieve and maintain an "A" grade
- Receive an inspection history report that describes your restaurant's repeat violations and how to correct them
- Be able to ask questions and receive guidance from Health Department staff on improving your restaurant's food safety practices

Where to Turn

*Dennis McKeon, Executive Director*

- We have distributed over 400 prom dresses to individuals across Staten Island
- In Phase Fashions clothing store has donated another 800 dresses to be used for the prom season, weddings, performances, etc. For more information go to [www.where-to-turn.org](http://www.where-to-turn.org)

Respectfully submitted,

***Frank Contrera***

Frank Contrera, Secretary