

**CB#1 FULL BOARD MEETING AGENDA –
TUESDAY, SEPTEMBER 10th 2024 – 6:30 P.M.**

In Person – St. Mary’s Episcopal Church – 347 Davis Avenue

SESSION OPENING Pledge of Allegiance, Call to Order, Roll Call Attendance, Acceptance of Minutes, Public Session

PUBLIC SESSION: Agnes McBeth, Jermaine Williams, Nicole Brooks, Mario Buonviaggio, Cathleen Kenny, Patrice Moe-Lenon, Community Agency for Senior Citizens, Gerald Fine, Neil Pisane & John Garcia, Leo Hienert, Richard Rojas, Ralph Fortunato.

Presentations:

1. **Yvonne Scordia, Bureau of Coastal Resilience at the NYC Department of Environmental Protection** – The Mayor’s Plan NYC 2023 identified the need for a new bureau to address the issues of coastal storm surge, sea level rise and tidal flooding as well as maintenance and operation of coastal flood protection assets. Want to discuss what our new bureau is doing with the coastal protection projects that are at various stages of planning and construction and what it means for the community. How communities can be better prepared for storms.
2. **Joseph Ottomanelli of the Sanitation Department** – NYC’s New Mandatory Trash Cans (Residential Containerization) & Curbside Composting.

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Timothy Forsyth
- Third Vice-Chairman, Friday Ogbewe
- Secretary, Loretta Cauldwell
- Treasurer, Sunny Jain
- Chairman, Nicholas Siclari
- District Manager, Joan Cusack

FUNCTIONAL COMMITTEE REPORTS

- Land Use, George Turner – 43 & 47 Cecilia Court
- Waterfront, Joseph Ahlstrom
- Public Services, Sunny Jain
- Youth Services, Kathleen Coen & Mohan Radhakrishna
- Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth
- Budget & Finance, Anthony Cosentino
- Transportation – Joseph Bird
- Small Business & Non-Profit Committee, Jaclyn Tacoronte

AD HOC COMMITTEE

- Labor, Robert Holst
- Parks & Recreation, Anthony Cosentino –
- Cultural Affairs, Anthony Sgarlato -
<https://sites.google.com/view/cb-1-cultural-site/home>
- Health and Human Services, Fran Reali

AREA COMMITTEE REPORTS

- New Brighton/St. George/Tompkinsville, Claudette Duff
 - West Brighton, Anthony Cosentino
 - Silver Lake/Sunnyside/Westerleigh/Willowbrook, Timothy Forsyth
 - Rosebank/Ft. Wadsworth/Shore Acres, John Guzzo
 - Mariner’s Harbor/Port Richmond/Elm Park/Arlington, Selina Grey & Dora Berksteiner
 - Clifton/Concord/Stapleton, Peter Lisi
- Old Business / New Business / Adjournment

If you are unable to attend this meeting, please call or e-mail Loretta Cauldwell or the Board Office prior to the meeting at 1-718-981-6900 – Linda Maffeo, lmaffeo@cb.nyc.gov.

**Community Board 1 Full Board Meeting, Tuesday, June 11, 2024 – 6:30 P.M.
In Person, St. Mary's Episcopal Church, 347 Davis Avenue.**

Nicholas Siclari, Chairman

Members

Joe Ahlstrom
Michelle Akyempong
Arguello, Tatiana
Berksteiner, Dora
Berksteiner, Doreen
Joseph Bird, ex
Allison Brown, ex
Telee Brown
Christopher Campbell
Loretta Cauldwell
Andre Ciprut, ab
Kathleen Coen
Christopher Corbo, ab
Anthony Cosentino
Claudette Duff
Samir Farag
Timothy Forsyth
Selina Grey
John Guzzo, ab
Robert Holst
Linda Huff, ab
Sunny Jain, ex
Linda Juarbe, ex

Lillian Lagazzo
Peter Lisi
Ali Lula
David McGoy, ab
Nicole Meyers, ab
Mohan Radhakrishna
Alina Nevradakis, ab
Friday Ogbewe, ex
Ernest Paige, ab
Francine Reali, ab
Joshua Renta
Cindy Salzillo
Catherine Schiavone
Anthony Scutari
Anthony Sgarlato, ex
Sean Sheil
Nicholas Siclari
Jaclyn Tacoronte
George Turner
Steven Williams, ex

Office Staff

Joan Cusack, District Manager
Linda Maffeo, Community Coordinator

Guests:

Jackie Stoll, Terry Troia, Mark Anderson, Tanisha Litrell, Cathleen Kenny for Sam Pirozzolo's office, Catie Iannitto, George Todorovic, Rasika Deosthali, Cheryl Nadeau, Joy Rosmapion-Meyer, Robert Meyer, Russell Kaminsky, Charlie Olson, Ralph Fortunato, Jermaine Williams, Elena Brady, Frank Graniero, F. Marra, RV Augusty, Lindy Peter Crescitelli, Agnes McBeth, Prince Cobbina, Charles Roland, Roseann Caruana, Victoria Carstensen, Nicholas Pettinati. DOT.

Meeting called to order: 6:30 PM

Chairman Nicholas Siclari said this is the last Full Board Meeting before the summer break with refreshments to follow. Moment of silence for our transportation chair who we sadly lost, Nicholas Zvegintzov. Nicholas Z. was so passionate about transportation and cared about this community. We had many talks on the phone and emails on how he wanted to make the North Shore of Staten Island a better place. There will be a memorial and a Zoom when his remains go back to England.

Pledge of Allegiance lead by Timothy Forsyth.

Public Session – Friday Ogbewe

Marie LaFrancesca, BP Vito Fossella's office: All the members who are up for reappointment from the BP's office and Councilwoman Hank's office have all been reappointed and thank you for continuing to serve.

A few CB meetings including CB1, City of Yes mentioned that BP Fossella was in favor of portions of the City of Yes including the ADU's. This is to true and City Planning has since apologized that it was inaccurate. BP Fossella has said that the City of Yes Proposal does not make sense for Staten Island. "Our community and neighborhoods are

quite different from other parts of NYC." He said, want to keep the character of our neighborhoods. "The elimination of parking requirements will be detrimental to Staten Island if we wish to preserve what we currently have". We understand the text amendment will not prevent parking being included for this development plan. We saw this before growth management on Staten Island. Many areas suffer from a severe lack of parking. This change will increase an already acute problem. Transit-oriented development is also an issue. DCP has mentioned that they are not changing the zoning of our communities. "This approach is essentially a zoning change by allowing 3-5 story apartment buildings within a ½ mile of the Staten Island railway, the text amendment would be changing entire neighborhoods. A person's home is their greatest financial asset and to add apartment buildings next to 1-2 family homes will not only change the landscape of our neighborhoods but will diminish quality of life and property values for people who have saved many years to purchase their own little piece of the American Dream." Marie LaFrancesca said she grew up across from the Staten Island railway, the Dongan Hills train station. "My mom still lives there. My parents bought this house 55 years ago. To imagine my moms two story house being dwarfed by 5 story buildings is just absolutely crazy. The Staten Island railway, I call the little engine that could, is just a straight line". She went on to say, they lived across from the Staten Island railway. Both her parents drove to work because they both worked in New Jersey. "When I went to College it was in the City so I was able to take the train, ferry, train while my brother had to drive to St. John's". He would have had to take the train, ferry and bus. "It's just not realistic for people". "Our doctors or dentists were not along the railway lines and we needed cars to maintain our daily lives". "Our schools not along the railway". She went on to say she drives her kids to school because again not along the railway. In Riverdale in the Bronx where my son goes to college, there were signs that said, "Say No to the City of Yes". "There are communities that feel the same way". Thank you.

Cathleen Kenny, Assemblyman, Sam Pirozzolo's office: He applauds the Governor's pause on Congestion Pricing. The work now pivots that it stays "dead" and does not get brought back to life following the election. Sam will not support raising taxes on New Yorkers nor on businesses to make up for the MTA budget shortfall. "We must audit every penny taken in and spent by the MTA and address fair evasion ¼'s of a billion dollars per year before even thinking about shifting the burden onto taxpayers." Sam will be hosting a Second Annual Family Fun Day on Wednesday, August 21st at Willowbrook Park 10:00 AM to 2:00 PM. Enter on Richmond Avenue and Eaton Place. A day of free and fun activities, giveaways and community resources. We anticipate the carousel will be working and free rides for the kids. If your organization wants to setup a table, please call our office and ask for Lisa. Have a great summer and see you in September.

Mark Anderson, Westerleigh Improvement Society: City of Yes – Economic. Our elected officials all voted no. There is no affordable housing in this proposal. It's all market rate and the "numbers don't jive". We lost 600,000 people in this city in the last three years so where is the housing shortage. The housing availability and supply has kept pace in the last 60 years. In the Village paper, there looks like there is a million available housing units right now. In the last few meetings with DCP, I asked them how many people currently live on the North Shore? It's about 170,000 people. How many people could live here if we built with our current zoning. I haven't gotten an answer because they know what the answer is. The answer is about 4x the amount of people we have now. How many would live here as a result of the City of Yes? That would be x2. So we are looking at the potential of 5-8x the amount of people. We need to say no to the City of Yes. Anything else would be a yes. We should say no with a referendum to follow-up. Thank you.

Jackie Stoll, Executive Director of Project Hospitality: Born and raised on Staten Island and with PH for 12 years. It has been a respected part of the SI Community for over 40 years caring for our neighbors. I'm here to address issues with community relations concerning our Homeless Drop-In Center at 150 Richmond Terrace. Homelessness is not just a lack of housing. It's lacking stability, safety, and a sense of belonging. Each individual has a unique story and set of circumstances. We need to address this issue with a multi-faceted approach with resources, knowledge and compassion. We understand the impact our clients and services can have on the neighborhood. Jackie said they are working hard to address any incidents happening and have been meeting regularly with our neighbors diagonally across the street from our drop-in center at 36 Hamilton Avenue. We hired additionally security, a security consultant and added cameras and lighting. We work closely with the NYPD and our elected officials. Project Hospitality has exceed our housing goals for FY24. Moving more than 250 individuals into housing this year. The incidents at this site have decreased 25% since last quarter. Unfortunately not everyone is ready to accept the assistance and often are the ones who need help the most. We continue to advocate for them. We need your assistance in resolving the scaffolding issue at 51 Stuyvesant Place. I recently learned that lighting has been added under the scaffolding. The removal of the scaffolding would help prevent congregating at the site. PH will be joining the St. George Civic Association at their Resource Fair in June. Please invite us to other events so we can share our services with the community. Thank you.

Ralph Fortunato, Resident of St. George: Here tonight on behalf of the residents near 36 Hamilton Avenue, Project Hospitality's Drop-In Center. I would like to acknowledge the hard work of PH in their unwavering commitment providing services to those in need. I am here to talk about 150 Richmond Terrace. Thirteen months ago, while addressing this board, Terry Troia acknowledged the issues stemming from this Drop-In Center, its impact on the neighborhood and promised to address them such as public urination, indecency, noise pollution, loitering, trespassing, harassment and client neglect. These issues have not been minimized. PH has canceled monthly meetings we've had since September 2022. Meetings they committed to when they submitted their contract with DSS. We meet with DSS virtually at quarterly meetings. DSS has lacked empathy with the neighbors and destroyed transparency and communication with the community and PH. PH and DSS have displaced behaviors of "Not In my Backyard" in support of operating the facility in a residential area. They degrade St. George as a Homeless ridden neighborhood as residents should already be acquainted with their disruptions of their quality of life. Some of the clients of the facility have also engaged with us with drug use in the center and lack of accessible bathrooms. With these circumstances, we have lost faith in PH and their operations in the neighborhood. We are calling for PH to fulfill their contractual pledge they made by restarting the monthly meetings in person with the community and engaging with the community to improve the neighborhood. We are calling on the community board to address these quality of life issues in our neighborhood. PH and DSS have several actions they can take to mitigate these issues. Providing 24 hour external security and moving their client entrance to Richmond Terrace aligned with the facilities address of 150 Richmond Terrace. They continue to site funding issues as not to implement these measures. Given the false hope and empty promises, the organizations track record of failure to the neighbors at Central Avenue and Hamilton Avenue, we have a lack of confidence in PH's leadership to be good neighbors. Thank you.

Reverend Terry Troia: We have a housing crisis in the City of New York and Staten Island. 1.4% housing vacancy rate which is very low and means rents are going up. People who are disabled and getting a \$1,000 a month check are having trouble keeping housing. Low wage workers who support our economy can't find housing. Home health-aides, teachers' aides, starting civil services workers, teachers themselves, restaurant and retail personnel have a hard time maintaining their apartments on Staten Island with rising rents. A 50 year old woman taking care of her mother who then goes to assisted living, loses the apartment and is now homeless. These cases go on and on. We need more affordable housing on Staten Island.

R.V. Augusty, Vice President for the St. George Civic Association: Recycling of their reading glasses or sunglasses in good condition having both arms. So far, I have collected 57 glasses for the Lions International. They recycle the lens and clean them up and give to people less fortunate and keep them out of the landfill. You can go to JAG.org or email St. George Civic Association.

Catie Ferrara-Iannito, DCP: Thank you to Community Board 1 for approaching the City of Yes for Housing Opportunity Proposal with patience and thoughtfulness over the last several months. We have had two productive discussions with the Land Use Committee on specific elements of the proposal and the feedback you want to give with the vote to the DCP with the housing needs we are facing on Staten Island with keeping the special characteristics of the North Shore.

George Todorovic, DCP: Tonight is the end of the referral process. We want to recap the top three topics that had the most questions.

Parking Flexibility: Rigid parking mandates need to be updated. Give property owners more flexibility. We acknowledge that this is a bold idea. This idea came from hundreds of other cities. NYC is behind the curve. Milwaukee, Buffalo, St. Louis, Houston, the entire State of Connecticut, etc. and many more. These places have already cut the red tape to provide parking flexibility for property owners and has had positive results. ADU's where homeowners can add small units to their property. 1% of homeowners in Minneapolis have an ADU. Charlottesville, Virginia it's 2% and in Princeton, NJ, the town has received 38 applications for ADU's over 4 years. There are size limits and not everyone has the size or the money to do this. TOD, transit oriented development, new housing located closer to the SIR for people who prefer to take public transit or don't have a car. We heard concerns earlier that there will be apartment buildings across a 1 mile geography with the BP's office saying this was an issue. We went into GIS, Geographic Information Systems, looked at the data. Out of the 4,000 properties 3% of the parcels within 1/2 mile of SIR can be built because of the restrictions. Wide street, 5,000 square feet of lot area. If you have those, you can make a 5 story building. Consider all the proposals. Only 1 of the 4 types of ADU's would be appropriate in these neighborhoods on SI.

Jermaine Williams, NYPD Ambassador for SI: E-commerce exchange zones. NYPD have cameras around their precincts. If you know anyone that is trying to sell a bike, car or where cash is going to be exchanged and they don't feel safe, this is the safest place to do it. If someone is doing something illegally they will not want to have the exchange in that location.

July 16th Harmony Day, free food, music, entertainment. Clove Lake Park from 10AM to 2PM. National Night Out. First Tuesday of August. All four of our precincts come together at Midland Beach from 4PM to 8PM with food, drinks, entertainment, services, information. Come out and enjoy our wonderful beach. We have a community link with flyers with a QR code to get all my information. We handle chronic concerns that are multi-agency, counterfeit vending, derelict and abandoned vehicles. If the vehicle is parked seven days, that's for the NYPD, but if the vehicle is there 6-7 months please get in touch with me. Illegal smoke shops, mobile car washes. They need a permit to do that and we will investigate. Happy Father's Day.

Ruben Sibri, State Comptrollers' office: Economic snapshot of the North Shore. In 6 years, data about immigration, population change, business growth, etc. June 21st at 12PM at the Main Hall at Snug Harbor.

Mario Buonviaggio, Vice President of Port Richmond North Shore Alliance: This is my 11th year with the Community Board. This is the best year we've had with the CB and local Area Committee. I brought some Empanadas from San Jeronimo for tonight's last meeting. Rosann Caruana, Borough Commissioner told us over 200 tons of debris were removed. We caught an illegal dumper with two trunk loads of debris at the entrance where sanitation was going in and out removing the 200 tons. These are residents that live 1,000 feet away and don't deserve to keep their privacy. They live at 22 Bayonne Court. This was a stressful issue between elected officials, EDC, Civics, etc. They received a \$1,000 fine. Letters were sent out to all their neighbors on these individuals. Another note, I listed to the Land Use Meeting sent to me by video afterward. An Attorney for Community Health Action described the Port Richmond Community as destitute and poor and other unkind words. His name is Frederick Becker. "You sir have no clue on what is going on in Port Richmond". For Henry Thompson, the CEO for Community Health Action, piggybacking on not so nice words. The guy has three facilities which are ghost buildings and served a very few people in Port Richmond who says we have no cars and nobody drives. From DMV, there is an average of 4 vehicles per household. Cost of housing are going 15-35% above the ask. Currently there are new businesses coming to Port Richmond Avenue. For them to say we need a medical facility with limited parking, they are not following community and health. When a tree on their property is hitting a house next door and we as the civic group have to take care of it for free with our own community partner. When you have employees of Community Health Action smoking cigarettes and vaping in front of their facility and throwing the butts on the sidewalk and streets which our employee maintains 6 days a week. They don't follow the philosophy of their business but wants exemptions. People in the Land Use Committee did not correct them. I would never use this attorney.

Nina Salerno, Senator Jessica Scarcella-Spanton's office: Congestion Pricing - Significant win for Governor Hochul and our constituents. The people of Staten Island are my priorities which is why I fought against this from the moment it was first announced. Five free mammogram events. Next on is June 30th at the South Beach Houses. Shredding Event on June 26th with DA McMahon. 36 bills passed on the Senate floor that were introduced by Senator Spanton. 16 were veteran-related bills, 8 were public safety related, 4 were labor related and 2 were public health related.

Agnes McBeth, DA McMahon's office: Hosting a Shredding Event with Senator Scarcella-Spanton's office. These shred events reduce identity theft. On Monday, the DA along with the Port Authority announced that \$10 million dollars have been provided to enhance license plate readers. All of our bridge crossing will now have enhanced license plate readers. Car thefts on Staten Island have dramatically decreased since the installation of these LPR's on the Goethals but of course with NYPD also. These LPR's will help with kidnapping, and following those who commit other crimes in our borough. When the DA was at the Port Authority on Monday, viewing the camera footage, there were flashes on license plates for toll violators for thousands of dollars, suspended licenses. On the Goethals Bridge, there is a permanent reader. On the Outerbridge and Bayonne, there are mobile readers with permanent fixtures taking place in July.

Gabriella Vallerio, Planning Division of the City Council: Your feedback on the City of Yes is very important. We heard from all boroughs and worked to modify to get it where you wanted.

End of Public Session
Roll Call by Loretta Cauldwell with a Quorum.

Chairman Nicholas Siclari asked if anyone wants to fill the ballot if you didn't last meeting.
Introduced Russell and Allison Kaminsky who want to bring awareness of Kidney Disease.

Russell Kaminsky. My wife has been a lifelong resident of Staten Island and I've been here for 20 years. We want to raise awareness of 37 million Americans have some form of kidney disease with 90% not being aware of it. It is the 9th leading cause of death in this country. 1 out of 3 adults have some sort of kidney malfunction. It affects Americans of color three times more. There are currently 750,000 people near death in this country with this issue. 100,000 are waiting for a life-saving kidney. We all have two and a person can live a full life with one. All it takes is a simple swab test of your saliva to see if you can donate. Two companies, Renewal in Brooklyn and Kidneys for Communities. They help people like me with 14% kidney function try and attract a donor. If you are lucky enough to get an organ from someone who passed, it can last 7-10 years. With a live donor, 15-20 years. I'm a 60 year old man with 4 amazing kids. My kidney disease is hereditary and my children are showing signs of it already so they can't donate. I'm grateful that Nick was able to help me bring awareness to this. These companies help offset the financial burden. My health insurance company pays for my surgery and that of the donor. The company offsets the travel cost, lodging and any lost wages, childcare/pet care. Flyers are available with a QR code. Thank you.

Chairman Nick said, A couple of months ago, Claudette came to us looking for a grant for the House for the Blind. We have a Forum here. People are in need. I know Allison a long time. Spread the word.

Motion to accept the minutes in the packet. Tony Scutari and seconded by another board member.

Presentations:

Andrew J. Barbieri Ferry Memorial

Roseann Caruana, DOT Commissioner: This has been an emotional Work in Progress for the victims of the Barbieri crash. We wanted a place to provide solace, and a way they can memorialize their family members. We met with the families and they all seem to be on board with the design. We have a family member here tonight, Lisa.

Nicholas Pettinati, DOT Deputy Director of Urban Design: We put a lot of time and effort in this sensitive subject. On October 15, 2003, the ferry crashed and tragically 10 people were killed. 11 then later died from injuries sustained. After the crash the Barbieri was back in service in 2004. There was a memorial plaque dedicated and installed on the ferry and every year the families were able to go on the boat for a ceremony at the anniversary, ring the bell and pay their respects. The Barbieri has since been retired from service which made us think how can we continue to honor the lives lost in a permanent way. We wanted a place that was accessible for the families without stairs since many are now older. We also wanted a site that was proximate to where the location happened. A landscaped area, with the plaque and the bell. We have an informational site which includes maritime operational safety since the crash. West presented this to the Public Design Commission and are looking for feedback from the Community Board. We will be ready for this October anniversary.

Chairman Nick said he used to take that boat at 3, 3:30 PM everyday. I had my first knee surgery playing tennis so I was out and watching that whole scene unfold. Fate deals you a strange hand. We will have a letter of support for this memorial which passes unanimously by the board.

Officers' Reports:

First Vice-Chairman, Anthony Cosentino: No report.

Second Vice-Chairman, Timothy Forsyth: No report.

Third Vice-Chairman, Friday Ogbewe: Excused.

Secretary, Loretta Cauldwell: At this time I would like to cast one vote for each of the positions of our Chair Nicholas Siclari, First Vice-Chair, Anthony Cosentino, Second Vice Chairman, Timothy Forsyth, Third Vice Chairman,

Congratulations everyone. Nicholas Siclari casts one vote for Secretary, Loretta Cauldwell. Congratulations to Loretta.

Treasurer, Sunny Jain: Excused.

Chairman, Nicholas Siclari: We had a long Land Use Meeting. I don't understand why the land use meeting is 3 hours long and this meeting is 2 hours long. When you have two resolutions where the simplest one is usually the correct one, "Occam's Razor". You're not there to help the guy or change anything, you are there to evaluate the presentation and say yes or no which is the role of the community board. I don't care what the Borough President or City Council thinks, they look to us for our opinion. There is something wrong when a meeting lasts until 9:30PM.

District Manager, Joan Cusack: No Microphone.

Functional Committee Reports:

Land Use, George Turner: Any City of Yes for Housing questions? Some people like some of the things and some like others things. We should pick what's best for the community and not what's best for us personally. I think the ADU's may be a good idea for "grandma". I don't see these ADU's all over Staten Island. There are restrictions and guidelines. The other issue was the Healthcare Facility in Port Richmond. The attorney they brought in discussing that nobody in Port Richmond has cars. We did question him and said everyone has cars. The positive was there will be a well needed Healthcare Facility over there giving them back several parking spots but not a lot. They were required by zoning to have 62 and we gave them back 20. The consensus of the committee was okay with that. We don't know much about the company that would be running it. We can add provisions.

Health Facility In Port Richmond – Motion to approve Healthcare Facility at 17 Grove Avenue:

Vote: 17 yes, 8 No, 2 abstentions – Motion Passed.

City of Yes for Housing: Mandatory Inclusionary housing question. Right now you have it at the Bay Street Corridor where rezoning took place. If a developer decides to build that kind of building, they will get those advantages to give it back to the community in that regard. There are restrictions on the building. It has to fit in with zoning and units will be available for all areas of income. DCP and DOB are working hand in hand. These rules have been in the zoning for decades with a set of requirements by DOB to enforce. It has to comply with DCP. Question: When 14 people died in basement apartments during Hurricane Sandy, how can this even be considered legalizing basement and other dwellings? When this is already into the law, the budget bill removed all these increases to the FAR, the tax benefits to the builders, what's the point if it is already done? First of all, you are allowed to live in a basement. You're not allowed to live in a cellar. Basements are not allowed in our flood areas. The proposal is a zoning text amendment. We are proposing to edit some zoning that's in place. There would be a "relaxation" of options in the zone you have now.

Motion: To approve the City of Yes for Housing as presented and No to deny.

Vote: 1 Yes, 24 No, 2 Abstentions.

Waterfront, Joe Ahlstrom – Nick Z was instrumental in helping the Waterfront Committee and will be missed.

P.S. 59 The Harbor View School, where Joshua Renta's kids attend. He is calling for a Junior High School and spoke with the Principal. She wrote a nice letter. We want to forward this letter to the Board of Education and Elected Officials that we would like a Maritime Junior High School here on Staten Island which will feed into the Harbor School on Governor's Island and hopefully to Kings Point and SUNY Maritime.

Motion for a Maritime High School on Staten Island

Vote: Motion passes unanimously.

2nd letter for Staten Island Kayak. They want access to the water. Timothy Forsyth raised questions regarding the water being near commercial zoning. There are fishing piers in Tottenville, Pleasant Plains and South Beach recreational facilities. We need them on the North Shore. We did have a fishing pier at Pier One. It should be regulated. We are putting it to EDC to give us access to the water to throw lines and access boats.

Timothy Forsyth: My professional opinion on both safety issues and waterway safety issues, the upper bay of NY Harbor is not a recreational body of water but a commercial body of water with a major shipping channel that goes through and Stapleton Anchorage is immediately adjacent to this area. They are asking EDC for a boat launch. How will this be supervised, where is the insurance? It has currents up to 2-3 knots. This is a hazard to large vessels. It's not a playground. There will be a program for fresh kills kayaking. Perhaps the Parks Department should look for a recreational area. There are public launches in Great Kills Harbor and one at Lemon Creek. The company says they provide low-cost kayaking tours. Somebody apparently is making money on this. Where is the liability insurance? Who will be responsible? Also access will send flood waters to that area. Joe Ahlstrom thanked Timothy but said he disagreed. Places such as Singapore have these accesses. The Waterfront Committee passed this unanimously.

Motion to allow access to the water with a launch

Reverse roll call with two opposing. Passes.

Public Services, Sunny Jain – Excused.

Youth Services, Katheleen Coen & Mohan Radhakrishna. – Report in the packet.

Rules & Legislative Affairs, Anthony Cosentino & Timothy Forsyth – No meeting.

Budget & Finance, Anthony Cosentino – No Meeting.

Transportation: Joseph Bird may take over as Chair in light of Nick Z's passing.

Small Business & Non-Profit, Jaclyn Tacoronte: No meeting.

Labor, Robert Holst – No meeting.

District Manager, Joan Cusack: Announced sad news about Siyda Williams. She was a fantastic board member Marie LaFrancesca said she passed away. We know she had been sick and she had a hard time getting to the meetings but she did. Moment of silence for her.

Parks & Recreation, Anthony Cosentino – Two letters of support for reconstructions of playgrounds. First one is the Skyline Playground in New Brighton. We have an addendum to that. New Brighton Civic requests to change the name to the original name, Cottage Hill, New Brighton Park.

Reverse Roll Call – Passes with 1 ineligible.

Letter for Corporal Thompson Playground Reconstruction.

Reverse Roll Call – Passes with 1 ineligible.

Cultural Affairs - Anthony Sqariato – Excused. Chairman Nick said he is doing a terrific job.

Health and Human Services, Fran Reali - Absent

West Brighton/St. George, Claudette Duff & Anthony Cosentino – Report in the packet.

Silver Lake/Sunnyside/Westerleigh, Timothy Forsyth -.No meeting.

Rosebank/Fort Wadsworth, John Guzzo – Absent.

Mariner's Harbor/Port Richmond/Elm Park, Selina Grey & Dora Berksteiner – Report in the packet. Chairman Nick said they are doing a terrific job.

Clifton/Concord/Stapleton, Peter Lisi- Liquor License for Caffeinated New Yorker Café, 523 Bay Street. They are adding an outdoor area. No objections. El Patron Restaurant and Lounge, 520 Bay Street. No objections. New Stapleton Waterfront Infrastructure Project conducting emergency watermain work for DEP on Front Street. Derelict vehicles on Targee and Broad Street. And derelict vehicles in front of the Stapleton Library. They are finally doing the Historic Townhall building. Stapleton is becoming the "Where to Go Restaurant area". Come check them out. New restaurant called Blue Pearl, 37 Navy Pier Court. There is Seppe Pizza and Bay Street and Broad Street, Sri Lankan Buffet called Lakruwana Restaurant. Great food.

NYC Open Streets, Stapleton Saturdays. One of the best open streets in the boroughs. June through September, 12noon to 5PM, on Water Street between Beach and Canal Streets next to Tappan Park. Art stations, games and fun activities. National Lighthouse Museum offers boat tours of light houses and harbor views. Next tour is June 16, July 14, and a few through August. Go to lighthousemuseum.org.

114th Travis 4th of July Parade (I will be the MC). The oldest Independence celebration in the United States. Thursday, July 4th at 12 PM.

Michael Arvenitis, Councilmember Hanks' office: The Kayak/Boat Launch would be a concession to pay for the Esplanade which is 20 acres of open space from Pier One Lighthouse to where Edgewater meets Front Street. There are fish cleaning stations already in the plan with several fish spots. We hope to answer some of the issues that were raised. It is an active fishing site.

City of Yes for Housing. There were three parts. Economic Opportunity was voted against from Councilmember Hanks. She referenced the work of the Civics and Community Board. Modifications were made but didn't go far enough. I will take back to her your vote on the Housing piece. Kamillah Hanks came out of Van Duzer Civic, ran historic Tappan Park. She joined with Councilmen Borelli and Carr and there was a delegation against that. The completion date for Village Hall is end of the calendar year of 2025.

\$20 million renovating the Port Richmond Library. The Mayors' office, \$58 million in cuts. Councilmembers, Carr and Hanks are pushing back very hard. We want that money restored for staffing. Feel free to write letters. Hoping to get a tour real soon.

Old Business –

New Business –

Motion to Adjourn – 8:46 pm

**CB1 Land Use Public Hearing Committee Meeting – Thursday, September 5, 2024 at 6:30PM –
CB1 Board Office, 1 Edgewater Plaza, Room 217.**

Board Members

George Turner, Chair, AIA
Nicholas Sictari, Ex. Officio
Michelle Akyempong, ab
Tatiana Arguello, ab
Loretta Cauldwell
Andre Ciprut. ab
Katheleen Coen, ex.
Anthony Cosentino
John Guzzo, ab
Robert Holst
Lillian Lagazzo, ex.
Peter Lisi, ab.
Friday Ogbewele
Anthony Sgarlato, ab
Nicole Meyers, ab
Fran Reali, ab

Non-Board Members

Phil Farinacci, ab
Charles Olson
Lisa I. Barbieri, ab
Lindy Peter Crescitelli

Guests: Michael Sanna, AIA, Andrew Dorman, Patrick Timoney, Neil Pisane, RV Augusty, Jack Bolemback, MaryAnn McDermott.

43 & 47 Cecilia Court

R2 Located within the Special Hillside Preservation District - A Non-ULURP modification of the authorization pursuant to 119-313 for modification of landscaping, tree preservation and tree planting requirements is filed separately as a result of several trees having fallen, several trees increasing in caliper and several trees and several trees reaching the minimum 6" caliper.

Presented by Michael A. Sanna, R.A.

Meeting started 6:30pm

The application is here for a renewal and exactly the same. It was approved four years ago and expired due to Covid. Certain trees have died and others fell due to storms. A number of trees have increased in caliber and 9 new trees grew. They exceed the minimum requirements of trees so no new trees have to be planted.

Neil Pisane, neighbor to the project spoke about neighbors having concerns as well as the Serpentine Ridge. Concerned about Septic tank going under the circular drive. The tax map has a sewer easement onto Broad Street. There is an existing sewer going down Broad Street but DEP will not let us connect to it due to it being only a 6 inch line. It's steep and no record of its condition. Mr. Sanna said years ago the neighbors were against these homes connecting to the sewer. Chair, George Turner asked that we focus only on the trees. Mr. Pisane said Kamillah Hank's office considers the neighborhood environmentally challenged and that there are not enough trees to absorb the carbon dioxide and make oxygen. Any loss of trees is severely impacting the neighborhood. Lot 205, the home is being built over the old Bechtel Brewery tunnels. Are the tunnels ability to hold up a foundation? Mr. Sanna said the home will not be supported by an old tunnel but by a solid foundation. Tony Cosentino said for every tree removed you have to replace it with 6 trees. Jack Bolembach said we are supporting the Environmental Bond Act to try to purchase and support the land on the Serpentine Ridge. Mr. Santa said, City Planning looks at the area and we have exceeded the amount of trees needed. We are leaving the entire Hillside alone. We will have a new fire hydrant and a new 8" waterman.

In committee, Chair, George Turner said this is the first project to come back after Covid. A lot of projects were halted due to Covid.

Quorum not present but a recommendation will be made to the full board to support the application.

Meeting Adjourned 6:47pm



sanna & iocisano architects, p.c.

885 Annadale Road, Staten Island, NY 10312-4048
tel. (718) 227-8631 fax (718) 227-4410

January 9, 2024

Statement of Findings per ZR Section 119-313 (Non-ULURP modification)
43 & 47 Cecilia Court
Staten Island, NY
Block: 615
Lots: 205 & 210
Zone: Part R1-1 and R2 Located within the Special Hillside Preservation District
Map: 21d

Statement of findings

Actions and Findings:

“Section 119-313: Modification of landscaping, tree preservation and tree planting requirements

“The City Planning Commission may authorize modifications to Sections 119-111, 119-112, paragraph (b)(8) of Section 119-214, 119-215 and 119-216. In order to grant such authorizations, the Commission shall find that:”

- a) *“the development, enlargement or site alteration is not feasible without such modifications, or that the requested modification will permit a development, enlargement or site alteration that satisfies the purposes of this Chapter;”*

This authorization is requested for the modification of tree planting requirements for the following as indicated in the original approval and renewal per ZR Section 11-43 and for the Non-ULURP modification of 119-313 to address the discrepancies between the original survey made part of the previous approvals and the current survey submitted as part of the renewal and modification application:

Renewal:

The removal of (1) 18” oak identified as tree #A47 within tax lot: 210, hse.: 47, which is located 22’-4” from the proposed building foundation, greater than 15’ permitted per text. This tree is located within the installation area of the required drywells for the lots, which cannot be relocated without impacting additional steep slopes, or preserved due to the excavation and installation procedure for the drywell.

The removal of (1) 12” oak identified as tree A52 within tax lot: 210, hse.: 47, which is located 2’-9” from the face of the proposed patio foundation, greater than 15’ from the building foundation permitted per text. The construction of the patio will encroach on the critical root zone of this tree and therefore, cannot be preserved. The area of no disturbance has been adjusted to not include the area around this tree.

The removal of (1) 16” pine identified as tree B99 within tax lot: 205, hse.: 43, which is located 1’-4” from the face of the proposed patio foundation, greater than 15’ from the

building foundation per text. The construction of the patio and associated foundation will encroach on the critical root zone of this tree and therefore, cannot be preserved. The area of no disturbance has been adjusted to not include the area around this tree. All required on-site and street tree planting within the limits of the property developed under this application have been satisfied.

Modification:

Based on the comparison of the original documents filed under the approved applications with current conditions as photographed and indicated on the updated survey, the natural vegetation of the site remains substantially unchanged accounting for (9) trees which have fallen naturally equal to (-19 credits), (4) additional trees now listed as 'dead', (9) new trees equal to (+11 credits), (1) tree discovered to be offsite and not counted as part of this application and (29) trees with increased caliper. The total number of tree credits preserved to remain is 156 which is greater than 144 required under the original approval and renewal, therefore, no new trees are required to be planted equal to that indicated under the original approved plan. All other landscaping including street trees and vegetation under the original approved applications are to remain substantially unchanged under the renewal application. These conditions are as existing today and this development is not feasible without this modification.

b) "such modification is the least modification required to achieve the purpose for which it is granted; and"

It is proposed to remove 47 trees compared to 42 per the original approval on the entire zoning lot including those for the construction of the turn-around and preserve 74 compared to 82 per the original approval, which includes 5 for no credit compared to 6, per the original approval. The preserved credits equal 156 compared to 161 per the original approval, which is greater than 144 required on the original approval and renewal request. This modification achieves the purpose for which it is granted to construct the two new homes accounting for current site conditions while preserving more tree credits than that required.

The following is a more detailed description of the changed tree conditions from the current survey to the original survey:

Felled trees: # A08-10" Sas, A24-11" Sas, A30-7" Loc, A36-7" Sas, A37-8" Sas, A61-15" Map, B100-20" Pine, B101-20" Map and B134-6" Loc totaling (9) trees = -19 credits

Offsite tree: #B109-18" Oak (not counted for this application)

Increased caliper: #A01-13" Map, A02-16" Map, A04-14" Map, A05-11" Bir, A12-11" Sas, A13-12" Sas, A14-8" Sas, A15-8" Sas, A17-23" Oak, A21-14" Sas, A25-10" Ail, A26-27" Oak, A31-15" Oak, A34-7" Sas, A35-10" Ail, A40-14" Sas, A42-22" Oak, A43-24" Oak, A44-22" Oak, A45-8" Bir, A54-9" Bir, A55-18" Bir, A57-30" Oak, B81-14" Map, B87-8" Map, B93-10" Ail, B97-12" Map, B110-10" Oak, B132-11" Loc totaling 29 trees. Of the 29, 23 are to be preserved for an additional credit increase of 14.

New trees: A71-6" Loc, A72-10" Oak, A73-6" Oak, A74-8" Loc, B135-6" Map, B136-6" Loc, B137-10" Sas, B138-6" Loc and B139-6" Loc totaling 9 trees = 11 credits

Sub-section (c) of this requested authorization is not provided as it is not applicable.



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January 9, 2024

43 & 47 Cecilia Court
Staten Island, NY
Block: 615
Lots: 205 & 210
Zone: R2 Located within the Special Hillside Preservation District
Map: 21d

Revised Description of Proposal

This is an application for a renewal pursuant to ZR section 11-43 of authorizations granted pursuant to 119-311, 119-313, 119-315, 119-316 and 119-317 to facilitate the development of (2) single-family detached dwellings on a single zoning lot including the extension of an existing private road and a Non-ULURP modification of the authorization pursuant to 119-313. Approval was originally granted by the City Planning Commission on 3/27/2019 under applications N190105ZAR, N190106ZAR, N190107ZAR, N190108ZAR and N190109ZAR.

Renewal of the following authorizations are requested:

1. Authorization pursuant to ZR section 119-311 for a development on a steep slope or steep slope buffer.
2. Authorization pursuant to ZR section 119-313 for modification of landscaping, tree preservation and tree planting requirements.
3. Authorization pursuant to ZR section 119-315 for modification of height and setback requirements.
4. Authorization pursuant to ZR section 119-316 for modification of grading controls.
5. Authorization pursuant to ZR section 119-317 for modification of requirements for private roads and driveways.

A Non-ULURP modification of the authorization pursuant to 119-313 for modification of landscaping, tree preservation and tree planting requirements is requested as a result of several trees having felled, several trees increasing in caliper and several trees reaching the minimum 6" caliper, as shown on the latest survey prepared on 3-02-23 from that shown on the approved 2019 application.

The site is located on the eastside of Cecilia Court, an existing private road; in tax block: 615, lots: 205 and 210 situated from the prolongation of Cecilia Court to Howard Ave. north of the intersection of Park Lane. The zoning district is mapped partially in R1-1 and mostly in R2 as indicated in map 21d. The 64,950 s.f. site is presently and proposed to be a single zoning lot within two tax lots.

The proposal indicates the construction of (2) single-family residences and the extension of the existing private road with a turnaround. The zoning lot is singularly owned.

Description of Proposal

1. Introduction:

The proposed project consists of the development of two three-story and cellar single family residences with attached two-car garages, terraces and ground level patios on a currently undeveloped and wooded Tier-II interior lot. The addresses of the proposed residences are 43 Cecilia Court and 47 Cecilia Court. The proposal also includes the construction of a 70' diameter cul-de-sac within the property providing access from the existing private road easement running from Howard Ave. to the site and required frontage in accordance with General City Law.

2. Background:

There was a previous City Planning action on this property in 2000, N000523 ZAR, approved for development of a single-family residence and authorizations per sections 119-311, 119-313, 119-316 and 119-317, similar authorizations requested under this application. The property has not been previously developed and requires the requested authorizations in order to be developed.

In 2013, the fronting private road easement, Cecilia Court, was brought before the Board of Standards and Appeals under calendar # 131-13A & 132-13A and approved in accordance with GCL 36 for the required frontage for both homes and acceptance of the existing private road easement sub-standard width. In accordance with the BSA resolution, the residences are to be fully-sprinklered, a Fire Code compliant apparatus turnaround will be installed, two new fire hydrants will be installed; a new 8" water main from Howard Ave. to the northerly end of the private road will be installed; and the applicant will provide satisfactory evidence to the Department of Buildings that there is unrestricted permanent access along the length of the private road to the applicant's property line.

3. Description of the Surrounding Area:

The site is located in the Grymes Hill neighborhood of Staten Island's Community District 1 and is 386.02' northeast, measured along the existing private road easement, from Howard Avenue, distant 487.71' North of the intersection of Park Lane. The surrounding area within a 400' radius consists of single-family detached residences on generally sloped large lots of 10,000 sq. ft. to the west along Howard Ave. (R1-1 zone), single-family detached residences on lots 6000 s.f. or greater to the south fronting the existing private road easement (R-2 zone); undeveloped lots along the same private road easement (R-2 zone) to the north, and single or two family detached homes within a R-3A zone on 3300 s.f lots down the slope to the east along Van Duzer Street. All adjoining lots, except to the north along the easement, have been developed to the best of our knowledge and are similar in slope and vegetation.

4. Description of the Proposed Project Area:

The project area consists of one interior zoning lot and two tax lots (Block 615, Lots 205 and 210) mapped in a R2 zoning district, R1-1 zoning district, and the Special Hillside Preservation District. A majority of the zoning lot is mapped in the R2 zoning district. The single zoning lot consists of 64,950 sq. ft. in area with 94.74' of frontage on Cecilia Court (i.e. the abovementioned existing private road easement) and 10.53' along Broad Street, is singularly owned, and is not part of a larger zoning lot.

The existing site slopes downward from the west along the existing easement to the northeastern corner near the Broad Street frontage with steep slopes. There are pockets of slopes not classified as steep slopes to the west, east and north totaling 12,635 s.f. or 19.4% of the lot. The average percentage slope for the site, not including the steep slope area, is 22.9%, which classifies the site as Tier-11. The steep slope area equals 52,315 sq. ft. for a total of 80.5% of the total lot area. The peak elevation located on the southwest corner of the site at the easement is (278) and the lowest elevation located at the northeast 'flag' portion of the lot is (152).

The site contains scattered trees throughout. There are currently (139) trees listed of which (1) is discovered off-site, (8) are dead and (9) felled from those shown on the 2019 approved plans. Therefore, there are 121 existing trees on the property with a total of (282) credits. The Renewal and Non-ULURP modification is requested to reflect compliance with the original 2019 required tree credits of (144) determined as 51% of the existing tree credits those credits equal (144). The site contains varied vegetation throughout along with the scattered trees.

There are no aquatic features or rock outcrops on this site, as observed. Approvals are required from the N.Y.C. Dept. of Buildings for the structures, Dept. of Buildings and Dept. of Environmental Protection for the septic systems, and Dept. of Buildings for the use of dry wells for storm water disposal. The BSA approval has been obtained for compliance with General City Law.

No Builder's Pavement plan will be required as the outlet from the private road easement to Howard Ave. is to remain unchanged.

5. Description of the Proposed Development:

The proposed project consists of the development of two three-story and cellar single family residences with attached two-car garages, terraces and ground level patios on a Tier II site. To facilitate the development, a private road extension is proposed, in accordance with the BSA and Fire Dept. approvals, consisting of a 70' diameter turnaround which extends from the top of the property slope at the existing roadway and onto the property downslope. At the northeast, the difference in elevation from the roadway surface to existing grade is 20' and to the southwest, the grade is equal. The roadway support is constructed from gabion baskets and projects from the roadway surface approximately 7' at the lowest end. Per the interdivisional meeting record dated 10-19-16, DCP's Urban Design division requested that 'terracing' be explored in 4' to 6' height intervals to mitigate the elevation difference between road surface and existing grade with planting steps of 3' to 5' in depth, especially at the northeast portion.

Terracing was investigated during the initial design phase however, due to the irregular shape of the lot, which opens wider beyond the roadway to accommodate the building placement, only a portion was available for consideration and in order to incorporate terracing there, the structures would have to be setback a greater distance from the roadway thereby impacting additional steep slopes to the northeast. The decision was then made to locate the construction of the roadway and buildings as close to the top of slope as possible with final grades being maintained to meet existing around them. To fortify this design approach, elevated driveways were incorporated to permit existing slopes to remain alongside and under the driveways, where planting may be provided, which reduces overall impact on the existing steep slopes while increasing pervious surface area.

It was originally proposed to provide a sanitary sewer extension within the bed of the private road easement to an existing 6" sewer at the end of the easement to the north, which discharges to an existing sewer main within Broad Street, in order to connect the two new residences. After discussion recently with the Department of Environmental Protection by the site engineer, DEP rejected connection to the existing 6" sanitary sewer and therefore, the use of a septic system for each residence was proposed. Each tax lot meets the DEP and DOB requirements for the use of a septic system and a clarification by the Deputy Borough Commissioner was received for this purpose.

Each system consists of an ejection manhole downslope where all sanitary discharge from the residence is directed by gravity. It then is pumped via a 2" dia. force main to a manhole within the turnaround where by gravity, the discharge is first connected to a concrete tank separating the solids and then to a field where the liquids are drained into the underlying soil. The majority of the system is located within the turnaround to facilitate repair and cleaning and to reduce the impact on steep slopes. The ejection pump will be protected by a standby generator mounted on the roof of each residence.

Drywells are proposed to collect all stormwater flow from all impervious surfaces and discharge to the underlying soil. The drywells are clustered to minimize the impact on the steep slopes.

Percolation tests will be conducted on the underlying soil at each septic and drywell location as is required.

The proposed building footprint at 47 Cecilia Court = 2,220.48 s.f., covered entry porch = 64 s.f and terrace = 282.24 s.f. for a total lot coverage of 2,566.72 s.f. The total zoning floor area = 5,122.15 s.f.

The proposed building footprint at 43 Cecilia Court = 2,685.97 s.f., covered entry porch = 118.67 s.f. and terrace = 249 s.f. for a total lot coverage = 3053.64 s.f. The total zoning floor area is 6,639.91sq. ft.

The total combined lot coverage of the homes on the zoning lot are 5,620.36 s.f comprising 9.5% of the total lot area, not including the private street, and combined floor areas are 11,762.06 s.f. for a F.A.R. of .20.

The total lot area including the private road extension is 64,950 s.f. of which 6,057.08 s.f. is excluded from lot area for the private road per ZR section 119-211 (street + 7' from perimeter). The net lot area for bulk zoning purposes is 58,892.92 s.f.,

The total impervious surface area for the zoning lot is 6,722.4 s.f or 11.4% (n.i. driveways), 8748.73 s.f. (incl. driveways), 12,779.51 s.f or 19.6% (including the private road extension) and 14,805.81 s.f. (incl. driveways and private road) or 22.8% of the lot area.

The renewal request required an updated survey which revealed that several trees indicated on the original survey were felled by storms or other natural causes along with several trees increased in caliper and others reaching the minimum 6" caliper size to be credited. It was agreed that the minimum credits determined from the original approval based upon 51% of the then existing credits (144) would be used as the required credits for the renewal. There are currently 139 existing trees of which 8 are dead, 9 felled and 1 previously listed which is offsite, therefore, 121 existing trees are indicated totaling 282 credits. This is compared to 124 existing trees with 283 credits indicated on the original approval. The renewal request indicates 121 existing trees of which 47 are proposed to be removed equaling 115 credits. It is proposed to preserve 69 trees totaling 156 credits plus 5 trees without credit.

To facilitate the renewal, a Non-ULURP modification of ZR 119-313 for modification of landscaping, tree preservation and tree planting requirements is requested addressing the trees as indicated above. The plan set has been amended to reflect the modification.

The attached two-car garage for each residence is located on the highest level (third floor zoning) and accessed by an elevated driveway bridge on the east side of the lots extending from the raised turnaround. The height of each residence measured from the average final grade around the building at 10'-0" centers to the average midpoint of the low sloped roof is 39.12' (Hse.: 43) and 39.67' (Hse.: 47). The proposed patio for each residence is located downslope to the east at the respective cellar levels and within 15' of the proposed building foundation and buildable portion of the zoning lot. Dept. of Buildings approval for the buildings cannot occur until the CPC application has been approved. The proposed homes will be sprinklered in accordance with the 2014 Fire Code. No further review is required from the Fire Dept. as the BSA approved applications included their approval.

6. Actions Necessary to Facilitate the Project:

Pursuant to the Special Review Provisions under section 119-30, the following authorizations are requested:

- 119-311, Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer;

Request is made for authorization as the project site consists of mostly steep slope area, with an average percent of slope of 22.9%, and is classified as a Tier II site. The

authorization would facilitate the development of the proposed homes and turnaround, which are located within steep slope areas.

- 119-313, Modification of landscaping, tree preservation and tree planting requirements;

The proposed patios and drywell system require the removal of existing trees and an authorization under the above section may be needed for modification of landscaping, tree preservation and tree planting requirements per ZR section 119-216- Tier II planting requirements. A Non-ULURP modification of this section is requested to address the current quantity and credit totals per the latest survey.

- 119-315, Modification of height and setback regulations;

This authorization is requested due to the unusual height differential between the plane of the private road extension required by the BSA and Fire Department approvals and the existing grades beyond where the proposed building foundations meet. The existing grades meet the private road extension at the edge of the lot and continue downslope to 20' below to the northeast. The design permits the proposed grades to meet existing around the buildings to preserve steep slopes. Although the proposed buildings are only one-story above the roadway, meeting existing grade necessitates a modification of height from 36' above the average final grade to the average mid-point of the low sloped roofs to 39.12' and 39.67' respectively.

- 119-316, Modification of grading controls

This modification is requested for the proposed turnaround which includes a retaining structure that exceeds the fill slope requirements listed in ZR 119-213 and an authorization pursuant to ZR 119-316 for a variation in the grading controls set forth in ZR 119-213 may be required.

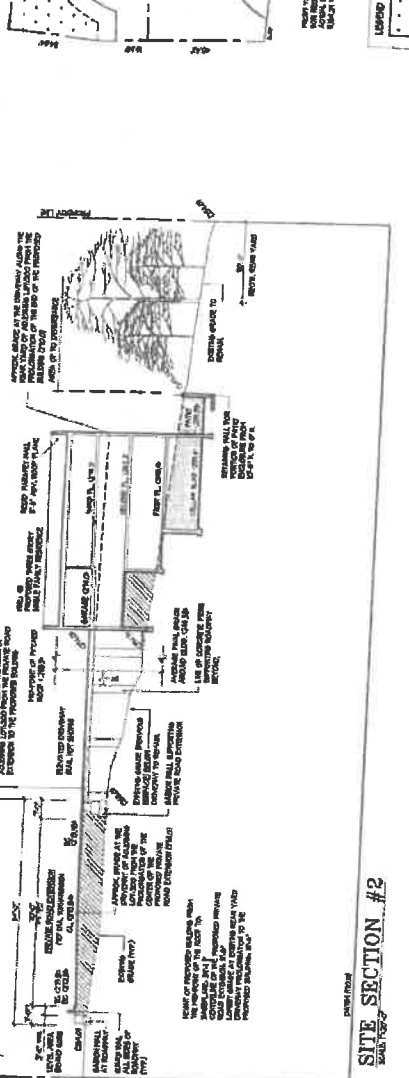
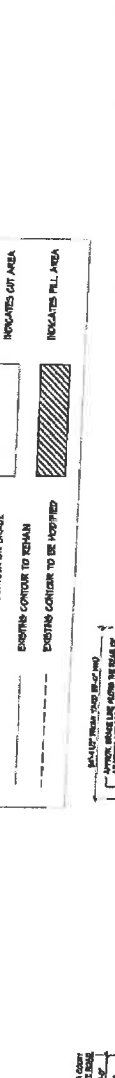
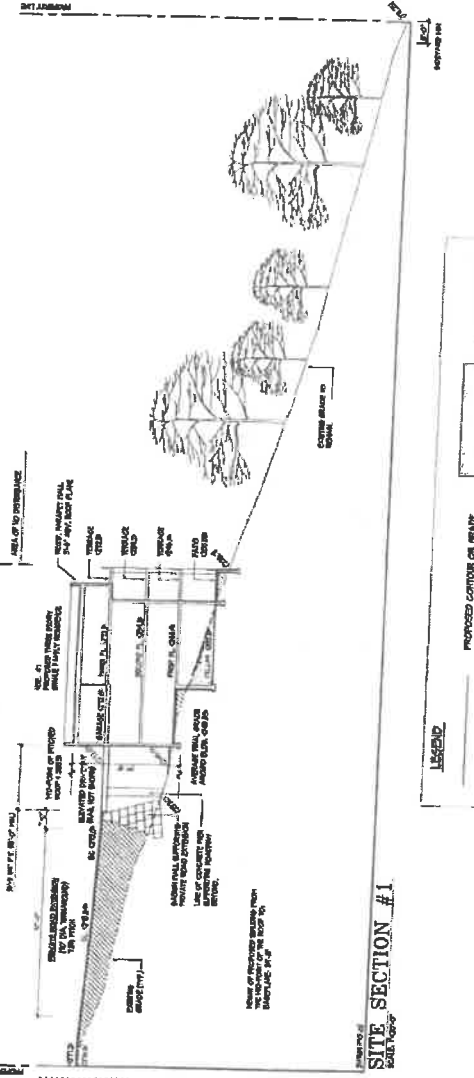
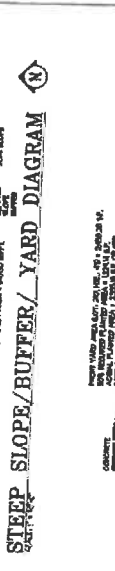
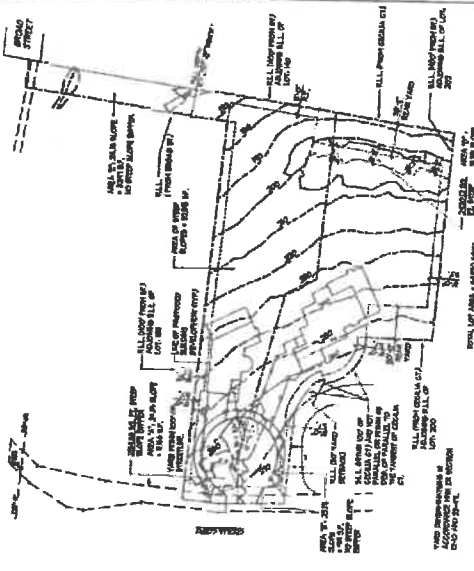
- 119-317, Modification of requirements for private roads and driveways.

This modification is requested for the portion of the existing private road from the zoning lot under this application to Howard Ave. whereas this existing portion has a slope greater than 10% and does not have nor can provide screening in the form of an eight foot wide planting strip per the private road regulations set forth in ZR 26-30 and ZR 119-214. In addition, the proposed turnaround mandated by the BSA and Fire Dept. approvals for the proposed development as 70' in diameter, exceeds the paved width requirement of 30' therefore; an authorization pursuant to ZR 119-317 for a modification of requirements for private roads and driveways is required.

7. Conclusions:

In summary, the requested authorizations described above are required to construct the proposed development of two single-family detached homes on a single zoning lot and two tax lots with private road turnaround which, are in compliance with the underlying residential district regulations and in context with the surrounding construction in size

and scale. The conditions of steep slope and construction of the required turnaround dictate a unique design approach to providing a reasonable development consistent with the character of the neighborhood while preserving 61% of the steep slopes and 57% of the existing trees. The elevated roadway may only partially be seen from the lots downslope to the east, which is distant 283' away from the eastern property line and mostly obscured by the proposed residences.



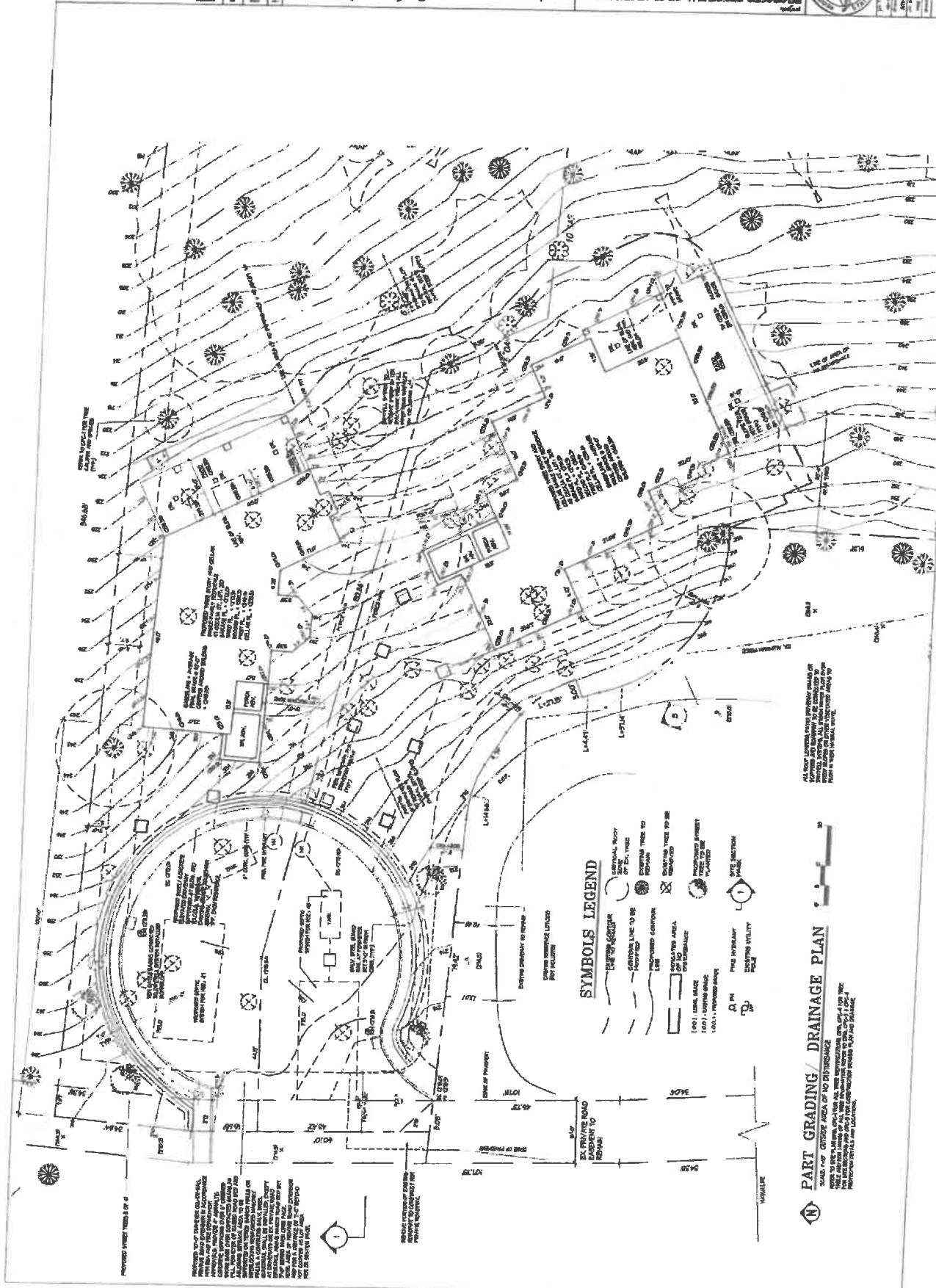
FRONT YARD PLANTING REQUIREMENTS
 THE FRONT YARD PLANTING AREAS SHALL BE MAINTAINED AS OPEN SPACE OR PLANTING. THE PLANTING AREAS SHALL BE MAINTAINED AS OPEN SPACE OR PLANTING, AND THE LAWN AREAS SHALL BE MAINTAINED AS LAWN.

NO.	DESCRIPTION
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PROPOSED RESIDENTIAL DEVELOPMENT FOR
 RICK RUSSO
 ENLARGED MODIFIED GRADING/ DRAINAGE PLAN
 49 & 47 DECILIA COURT

sanna & loccisano
 architects, p.c.
 888 GREENLEAF ROAD
 ALBANY, NEW YORK 12206-4402
 TEL: (518) 237-0054 FAX: (518) 237-4410



ALL EXISTING GRADE AND PROPOSED GRADE SHALL BE VERIFIED BY A SURVEYOR AND SHOWN TO BE ACCORDANT TO THE RECORD PLANS AND FIELD NOTES FOR THE PROJECT. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE GRADE DATA.

- ### SYMBOLS LEGEND
- EXISTING FOOTPRINT
 - PROPOSED FOOTPRINT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE TO BE PLANTED
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - EXISTING ROAD
 - PROPOSED ROAD
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING SETBACK
 - PROPOSED SETBACK
 - EXISTING BOUNDARY
 - PROPOSED BOUNDARY
 - EXISTING SURVEY
 - PROPOSED SURVEY

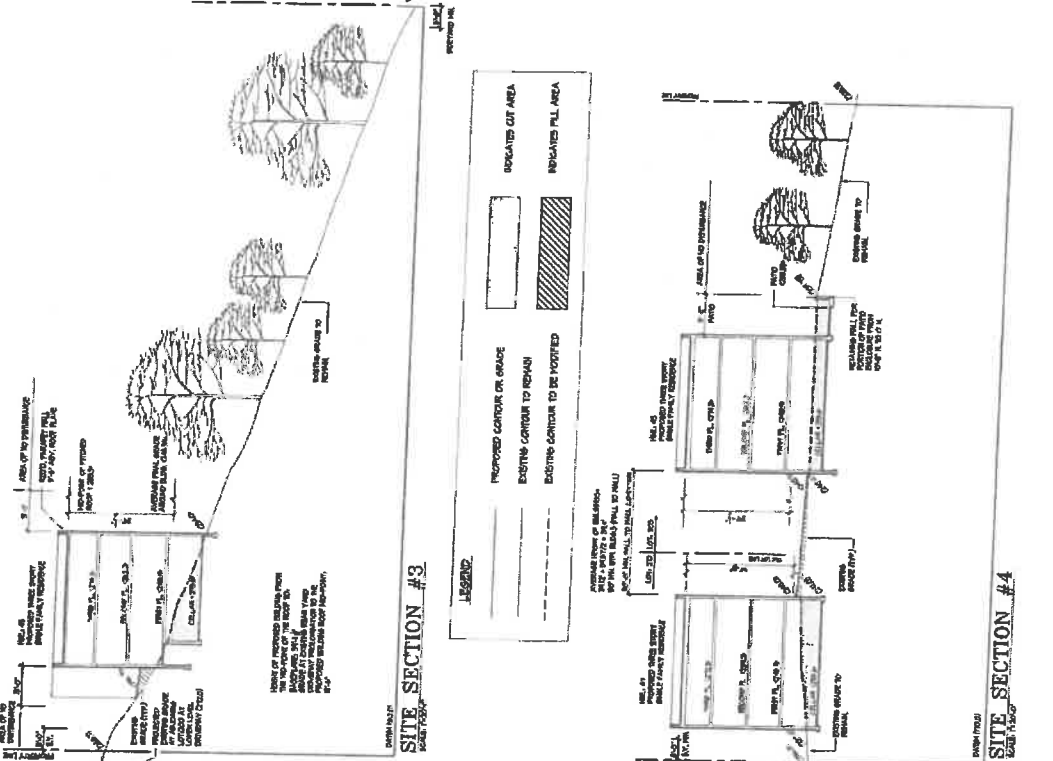
PART GRADING/ DRAINAGE PLAN
 SCALE: 1" = 10' (OR DISTANCE)
 THESE ARE THE GENERAL PRINCIPLES OF THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE GRADE DATA AND THE LOCATION OF ALL UTILITIES AND EASEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EASEMENTS.

PROPOSED UTILITY TRENCHES TO BE LOCATED BY THE CONTRACTOR AND SHOWN TO BE ACCORDANT TO THE RECORD PLANS AND FIELD NOTES FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITY DATA.

EXISTING GRADE TO REMAIN
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 PROPOSED SURVEY TO REMAIN

NO.	DATE	DESCRIPTION	BY	CHKD	APPROVED
1	10/12/10	PRELIMINARY	SL	SL	SL
2	10/15/10	REVISED TREE CHART	SL	SL	SL
3	10/20/10	FINAL TREE CHART	SL	SL	SL

NO.	DATE	DESCRIPTION	BY	CHKD	APPROVED
4	10/25/10	REVISED TREE CHART	SL	SL	SL
5	10/30/10	FINAL TREE CHART	SL	SL	SL



NO.	DATE	DESCRIPTION	BY	CHKD	APPROVED
6	11/05/10	FINAL TREE CHART	SL	SL	SL

NOTES:
 1. ALL TREES TO BE REMOVED OR TRIMMED TO BE MAINTAINED SHALL BE IDENTIFIED BY TAGS AND PHOTOGRAPHS. TAGS SHALL BE PLACED AT THE BASE OF THE TREE AND SHALL BE VISIBLE FROM THE STREET.
 2. ALL TREES TO BE TRIMMED SHALL BE TRIMMED TO MAINTAIN THEIR HEALTH AND STRUCTURE.
 3. ALL TREES TO BE RELOCATED SHALL BE RELOCATED TO A SIMILAR ENVIRONMENT AND SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS.
 4. ALL TREES TO BE DELETED SHALL BE DELETED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 5. ALL TREES TO BE RELOCATED SHALL BE RELOCATED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 6. ALL TREES TO BE TRIMMED SHALL BE TRIMMED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 7. ALL TREES TO BE MAINTAINED SHALL BE MAINTAINED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 8. ALL TREES TO BE PHOTOGRAPHED SHALL BE PHOTOGRAPHED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 9. ALL TREES TO BE IDENTIFIED SHALL BE IDENTIFIED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.
 10. ALL TREES TO BE TAGGED SHALL BE TAGGED BY THE DATE OF COMMENCEMENT OF CONSTRUCTION.

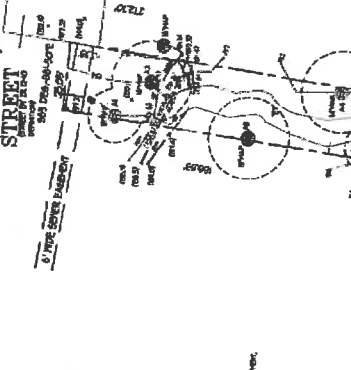
SITE PLAN NOTES:

1. THIS SITE PLAN IS SUBMITTED TO THE BOARD OF ZONING ADJUSTMENTS AS EVIDENCE OF THE PROPOSED DEVELOPMENT OF THE PROPERTY SHOWN THEREON. THE BOARD OF ZONING ADJUSTMENTS HAS THE HONOR OF REVIEWING THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON. THE BOARD OF ZONING ADJUSTMENTS HAS THE HONOR OF REVIEWING THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON. THE BOARD OF ZONING ADJUSTMENTS HAS THE HONOR OF REVIEWING THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON.

LEGEND

- LOCAL ROAD
- PROPOSED ALLEY
- EXISTING ALLEY
- EXISTING TREE TO BE MAINTAINED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REPLANTED
- CRITICAL PROTECTION OF TREE
- SERVICE CONNECTION TO REMAIN
- SERVICE CONNECTION TO BE REMOVED
- SERVICE CONNECTION TO BE RELOCATED
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING AND PROPOSED

BROAD STREET



GENERAL DATA

BLK 65
 201 1st Avenue, S.W. 2nd Floor
 400 1st Avenue, S.W. 2nd Floor
 400 1st Avenue, S.W. 2nd Floor
 400 1st Avenue, S.W. 2nd Floor

ZONING DATA

RESIDENTIAL SINGLE-FAMILY
 RESIDENTIAL MEDIUM-DENSITY
 RESIDENTIAL HIGH-DENSITY
 COMMERCIAL GENERAL
 COMMERCIAL OFFICE

CITY PLANNING

THE CITY PLANNING DEPARTMENT HAS REVIEWED THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON. THE CITY PLANNING DEPARTMENT HAS THE HONOR OF REVIEWING THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON. THE CITY PLANNING DEPARTMENT HAS THE HONOR OF REVIEWING THIS SITE PLAN AND THE PROPOSED DEVELOPMENT THEREON.

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PROPOSED RESIDENTIAL DEVELOPMENT FOR RICK RISSO

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1-CPC-1
 RICK RISSO
 PROPOSED RESIDENTIAL DEVELOPMENT FOR
 MODIFIED SITE PLAN ZONING DATA
 491 & 47 CECILIA COURT

sanna & locciciano architects, p.c.
 888 Cecelia Road, Ste. 100, Tallahassee, FL 32304
 TEL: (904) 237-8851 FAX: (904) 237-4410

PROPOSED RESIDENTIAL DEVELOPMENT FOR RICK RISSO

MODIFIED SITE PLAN

UTILITIES

PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

ADDITIONAL NOTES

City of New York

1 Edgewater Plaza Suite 217 • Staten Island, New York 10305
Tel: 718-981-6900 Fax: 718-720-1342

Community Board No. 1

February 13, 2019

Ms. Marissa Largo, Chairwoman
Department of City Planning
22 Reade Street
New York, New York 10007

mguevara@planning.nyc.gov
twolfson@planning.nyc.gov

Re: N 190105 ZAR, N 190106 ZAR, N 190107 ZAR, N 190108 ZAR and N 190109 ZAR
Block 615, Lots 205 and 2010
43 and 47 Cecilia Court
Special Hillside Preservation District, Staten Island

Dear Ms. Largo:

On February 12, 2019 Community Board #1 held a Land Use Public Hearing immediately followed by the Full Board Meeting on the above referenced applications.

* Community Board #1 voted 29-7-1 to deny the applications and to continue to respect the Hillside Preservation District.

If you need any further information or have any questions please do not hesitate to call or e-mail.

As always, thank you for your concern for and interest in our community.

Sincerely,


Nicholas Sica
Chairman


Vincent Accornero
Land Use Chairman

Cc: Hon. James Oddo
Hon. Debi Rose
Michael Sanna, R.A.
Christopher Hadwin, Director of City Planning



FIRE DEPARTMENT
9 METROTECH CENTER
BROOKLYN, N.Y. 11201-3857

JAMES E. ESPOSITO
Chief of Operations
Bureau of Operations

Room 7W-4

August 26, 2013

Hon. Meenakshi Srinivasan
Board of Standards and Appeals
40 Rector Street 9th Floor
New York, New York 10006

Re: BSA CAL NO. 131-13A & 132-13A
43 & 47 Cecilia Court
Staten Island, NY 10314
Block: 615 Lot: 210,205

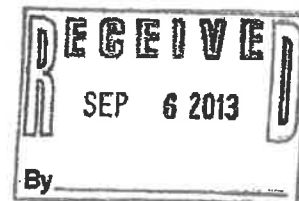
Dear Sir:

The Fire Department, Bureau of Operations has reviewed the revised site plan dated January 13th, 2013 for the above referenced project. These units are proposed on a private roadway which of substandard width, therefore contrary to the fire code.

The Fire Department offers no further objections provided both proposed residences are fully sprinklered in conformance with the New York City Building Code and the FDNY Interim guidelines stating:

The Fire Department will grant a modification for construction of new Occupancy Group R-3 (one-family and two-family) dwellings with modified fire apparatus access if the building is designed, constructed and maintained in accordance with the following interim guidelines:

1. The one-family or two-family dwelling served by the fire apparatus access road (and any future additions) is protected throughout by a sprinkler system designed and installed in compliance with the requirements of the New York City Building Code BC903.



It is understood that all legal requirements, including those set forth in the New York City Fire Code and the New York City Construction Codes must be complied with by the applicant.

Very Truly Yours,



James E Esposito
Chief of Operations

cc: Sheldon Lobet, P.C.
18 East 41st Street, 5th floor
New York, NY 10017

**West/New Brighton/St. George/Tompkinsville Area
Committee Meeting Minutes**

LOCAL AREA COMMITTEE MEETING

TUESDAY, June 18, 2024, 6:30 PM

Join Zoom:

**[https://zoom.us/j/98803789534?pwd=VjF2aCtRbDdNTDdONDl
acDYzYIF0QT09](https://zoom.us/j/98803789534?pwd=VjF2aCtRbDdNTDdONDl
acDYzYIF0QT09)**

Meeting ID: 988 0378 9534

Passcode: 712393

Attendance:

CB1: Joan Cusack – District Manager

Board members:

Tatana Arguello, Doreen Berksteiner, Andre Ciprut, Katheleen Cohen, Anthony Cosentino, Claudette Duff, Lillian Lagazzo, David McGoy, Joshua Renta, Sean Sheil, Steven Williams

Voting Non-Board Members:

Eileen Harrington, John Luisi, Lisa Barbieri, Lindy Peter Crescitelli, Neil Anasta

Excused:

Christopher Campbell, Loretta Cauldwell, Robert Holst, Catherine Schiavone

Guests:

Sgt. Mike Petrino, RV Augusty, Kathleen E. Negri Stathopoulos, Esq.

Presentations:

Sgt. Petrino attended to speak about the Five Borough Bike Tour Issues.

Claudette Duff, who is legally blind, shared her horrendous story of trying to leave Bay Street Landing for church, staying out all day and was prevented from getting back home (by Access-A-Ride) after 6pm. Several Board members and guests shared their experiences and concerns. It was suggested that time be set aside during the day to allow cars to go through.

It was also suggested that a letter from community board 1 to the Mayor/Organizers might be helpful. This was voted on and was approved unanimously.

Sgt. Petrino listened to our complaints and promised to convey our concerns to his superiors & Bike NYC

Liquor Licenses Invited & Attending:

Oldworld Hospitality Group, LLC dba Raval Steak House, 12 Minthorne Street,
10301.

This Liquor License was approved unanimously, and we had a quorum.

Ms. Kathleen E. Negri Stathopoulos, Esq. represented Oldworld Hospitality Group, LLC.

- . There will be no outside dining
- . Recorded background music only
- . Food will be served during all hours of operation
- . Hours of operation will be 5 – 11pm
- . There will be 18 tables, 52 seats & 8 bar stools

Cannabis applications:

NONE

Old Business:

NONE

New Business:

NONE

Announcements:

"We love New Brighton" event.

Brighton Avenue & Lafayette Avenue

June 29th starting at 12 noon

Refreshments and Activities

The Harbor View School

Marine STEAM Celebration

Thursday, June 20th

8:30am - 1st Grade Kinderdance Performance in Auditorium

9:15am - 1st to 5th Grade Families are invited to view presentations

10:15am - PS 59 Step Team and PS 59 African Dance Crew Performance in Auditorium

NEXT LOCAL AREA COMMITTEE MEETING: September 17th, 2024

**NEXT COMMUNITY BOARD #1 MEETING September 10th, 2024 - LOCATION:
St. Mary's Episcopal Church, 347 Davis Avenue, Staten Island NY 10310.**

Claudette Duff & Anthony Cosentino

Area Committee Co-Chairs

Rosebank Meeting, Tuesday, June 18, 2024 at 6:30PM – CB1 Board Office, 1 Edgewater Plaza, Room 217

Attendance

Members

John Guzzo, Chair
Christopher Corbo
Alina Nevradakis
Cindy Salzillo
Anthony Sgarlato

Non-Board Voting Members

Mike Cataldo
Charlie Olson

Guests

Police Officer Michael Fraumeni (929-394-4406), Police Officer Gramlich (917-864-4841) Sgt. Petrino (not present at this meeting. Had to attend the West New Brighton/St. George Area Committee Meeting at the same date and time – 929-990-6453), Yasmin Mathieu, Nelida Flores, Jose Conception, Liz Perez, George Graniero, Frank Graniero, Jin Tang, Jose Morales, Mr. Mieurelo, Hilda Davila, Marek Blaszyk, Jeannine McGuire, Carlos Vasquez, Leticia Singh, Kavita Singh.

Open 6:36 PM

Pledge of Allegiance

The Board office needs a flag. (We have a flag in the office).

Update on Lyndhurst Avenue from PD. DEC to go to 97 for waste oil and dirty water discharge. Also blocking parking.

Consumer Affairs to go to 101 Chestnut Avenue.

1133 Bay Street has illegal pet sales.

Trash cans removed in Rosebank need to be replaced. (The trash cans on School Road will be replaced. They are taken away in the winter months due to people throwing their own trash in the cans.)

EG Bay Street, PS13, CVS on Bay Street.

Rats on Bay Street, St. Mary's, Virginia Avenue.

Church Lane Silverton. Pronto Shopping Center.

Uhaul lot – Mattress debris with rodents.

End of meeting.

Community Board 1 Staten Island

Clifton, Concord, Stapleton Area Committee Meeting Minutes for Thursday, June 20, 2024 at 6:30 PM.

Stapleton Library AC unit was not working and they closed for repairs. Meeting was held on zoom only.

Previous meeting minutes were approved.

Amended License Application for Casa Del Molcajete Inc, 635 Bay Street, Staten Island, NY 10304 was APPROVED for a Corporation change and a change in License Class from a Beer & Wine only to a Full Liquor, Beer & Wine license.

New Liquor License Application (Vessel, Boat, Ship) for R and D Cruise Lines, Inc, dba Sir Winston, 305 Front Street (Docking Location), Staten Island, NY 10304 was APPROVED for a Full Liquor, Beer & Wine license.

Liquor License Renewal was previously APPROVED for El Patron Restaurant & Lounge, Inc, 520 Bay Street, Staten Island, NY 10304. The committee requests owner to attend a future area committee meeting to introduce themselves.

Liquor License Renewal for Americano Café Inc, 7 Navy Pier Court, Staten Island, NY 10304, was APPROVED. If necessary, 30 Day Notice waiver was also APPROVED.

Liquor License Renewal for MJ Duran Restaurant LLC, dba El Pollo Restaurant and Bar, 558-560 Richmond Road, Staten Island, NY 10304, was APPROVED.

Mayor's Office of Climate & Environmental Justice presented their Climate Strong Communities (CSC) program that assure New York City accesses its fair share of these resources to the Stapleton community. They requested organizations in the Stapleton community to get involved and assist with tours and outreach. Stipends and support are available. The area committee requested presentation be emailed to community board members in hopes of finding proper organizations to fulfill the program needs.

National Grid notification of an upcoming project installing new gas main. Affected areas include: Clifton: Greenfield Avenue, Flower Court and Tompkins Avenue. Park Hill: Reynolds Street and St. Mary's Avenue, Hours of work: 9:00 a.m. - 5:00 p.m., Days of work: Weekdays (Mon - Fri), Project Duration: Approximately 90 days.

Next meeting is Thursday, September 19, 2024, 6:30 pm at The Stapleton Library.

Meeting Adjourned.

Treasurer's Report - FY 2025 September 2024

<u>CODE</u>	<u>ALLOCATED TO 6/30/23</u>	<u>BALANCE</u>
100 Supplies	\$1,108.66	\$ 1,108.66
101 Printing Expense	200.00	200.00
110 Food & Forage	1,150.00	1,150.00
117 Postage	200.00	200.00
199 Data Process Suppl.	450.00	450.00
300 General Equip.	0	0
314 Office Furniture	140.00	140.00
315 Office Equipment	544.00	544.00
332 Data Process Equip.	0	0
337 Book Subscriptions	0	0
400 Contractual Svces.	1,500.00	1,500.00
40B Communication (Paid by OTI for our telephone bills – not our budget spending money)	(3,013.00)	(3,013.00)
403 Office Services	25.00	25.00
412 Equipment Rental	\$3,161.03	3,161.03
451 Carfare	0	0
452 Special Event	0	0
622 Contractor	0	0
700 Chase Imprest Fund (Money for Imprest Checks only- not our budget spending money)	500.00	500.00
TOTAL:	\$8,978.69	\$ 8,978.69

PLEASE NOTE: EACH CODE IS TRANSFERABLE TO OTHER CODES AS LONG AS THE TOTAL ALLOCATION IS THE SAME.

SUNNY JAIN, CB1 TREASURER

ENCUMBERED FOR FY2025 CONTRACTS