GENERAL BOARD MEETING

MINUTES

September 27, 2016

The next monthly General Board Meeting of Staten Island Community Board #3 will be held on Tuesday, October 25th, 2016 at the WOODROW UNITED METHODIST CHURCH HALL, 1075 Woodrow Road, Staten Island, N.Y. 10309 at 7:30 p.m. The full calendar of meetings and agendas can be viewed at 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
   1st Vice Chairman              Thomas Barlotta
   2nd Vice Chairman              Jerome Goldman
   3rd Vice Chairman              Owen Reiter
   Treasurer                     Diane Peruggia
   Secretary                     Frank Contrera

5. District Manager’s Report     Charlene Wagner
6. Committee Reports
   Budget                        Danny Venuto
   Environmental                Albert Klingele
   Ethics, Rules, Bylaws & Regulations Frank Contrera
   Land Use, Planning and Zoning Thomas Barlotta
   Parks and Recreation          Thomas Zablocki
   Quality of Life               Harold Kozak
   Traffic and Transportation    Frank Contrera
   NYPD Precinct Council Meetings Owen Reiter

7. Old Business
8. New Business
9. Adjudgment

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 the meeting, please notify the District Manager or Chairman at (718) 356-7900.
## ATTENDANCE

<table>
<thead>
<tr>
<th>Members Present</th>
<th>Members Absent</th>
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<tbody>
<tr>
<td>Ajello, Daniel</td>
<td>Cappucci, Charles</td>
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<td>Bara, Louis</td>
<td>Coghlan, Robert</td>
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<td>Barlotta, Thomas</td>
<td>DeRosa, Frank</td>
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<td>Cassese, John</td>
<td>Donohue, John</td>
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<td>Catania, Phyllis</td>
<td>Pistilli, James</td>
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<td>Contrera, Frank</td>
<td>Rapaglia, Mario</td>
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<td>Conway, Patricia</td>
<td>Romano, Nicole</td>
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<td>DiGennaro, Robert</td>
<td>Sansone, Maribel</td>
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<td>DiPilato, Michael</td>
<td>Shultz, John</td>
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<td>Donahue, Patrick</td>
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<td>Farag, Sherif</td>
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<td>Felicetti, John</td>
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<td>Geary, Jeffrey</td>
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<td>Goldman, Jerome</td>
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<td>Iervasi, Celia</td>
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<td>Klingele, Albert</td>
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<td>Kozak, Harold</td>
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<td>Kump, Robert</td>
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<td>Lauria, Verna</td>
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<td>Maresca, Patricia</td>
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<td>McKeon, Dennis</td>
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<td>Molino, Vincent</td>
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<td>Morano, Frank</td>
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<td>Morano, Frank P.</td>
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<td>Napoli, Helen</td>
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<td>Nichilo, Richard</td>
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<td>Nigro, Nicole</td>
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<td>Pascarella, David</td>
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<td>Peruggia, Diane</td>
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<td>Petrov, Mikhail</td>
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<td>Poznanski, Andrew</td>
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<td>Riccardelli, Anthony</td>
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<td>Reiter, Owen</td>
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<td>Rosenfeld, Wayne</td>
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<td>Tal, Gil</td>
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<td>Valentino, Michael</td>
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<td>Venuto, Danny</td>
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<td>Zablocki, Thomas</td>
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**Community Board Staff Present:**
Charlene Wagner, District Manager
Stacey Wertheim, Community Coordinator
Guests:
Anthony Reinhart, Deputy Chief of Staff, New York State Senator Andrew J. Lanza
Angela Mirizzi, representing New York State Assemblywoman Nicole Malliotakis
Janella Guardia, representing New York State Assemblyman Ronald Castorina
Patrick Lewis, Outreach Coordinator, Public Advocate for the City of New York
Amoy Barnes, Staten Island Borough Director Community Affairs Unit, NYC Office of the Mayor
James Shipp, representing Staten Island Borough Hall
Francine Capelli, representing Councilman Steven Matteo
Aleena Fareshta, Staten Island Office of City Planning
Alex Kipp, Conflict of Interest Board
Joan Cusack, Executive Director NYC Human Resources Administration
Jermaine Williams, Borough Coordinator NYC Human Resources Administration
Bill LaCurtis, NYC Parks and Recreation Manager – Staten Island
Pat Maroney, NYC Parks and Recreation
Detective Mary Kelly, NYPD 122pct.
Roseanne Alkhatib, United Federation of Teachers (UFT)

PUBLIC CONTACT SESSION

NYC City Planning Office of Staten Island - Project Update
Aleena Fareshta, City Planning Staten Island

Bay Street Corridor @ Downtown Staten Island
The Bay Street Corridor @ Downtown Staten Island Neighborhood Planning Study aims to examine key land use and zoning issues in the neighborhood, but also take a broader, more comprehensive look at current and future community needs to identify a wide range of strategies and investments for the Bay Street Corridor’s growth and vitality. For example, we would look at creating a new mixed-use district on the North Shore of Staten Island to support the borough’s downtown neighborhoods, provide a wider range of retail and services, and expand affordable housing options for a range of income groups, including seniors and young adults within walking distance of the ferry.

Special Purpose Districts
The City Planning Commission has been designating special zoning districts since 1969 to achieve specific planning and urban design objectives in defined areas with unique characteristics. Special districts respond to specific conditions; each special district designated by the Commission stipulates zoning requirements and/or zoning incentives tailored to distinctive qualities that may not lend themselves to generalized zoning and standard development.

East Shore Neighborhoods
As part of the Resilient Neighborhoods initiative, the Department of City Planning is working with waterfront communities on the East Shore of Staten Island to develop a strategy to address long-term flood risks. The East Shore was selected for the study not only because it was severely impacted by Hurricane Sandy, but also because of the area’s built character and land use challenges. The area is made up of a number of distinct and unique neighborhoods. For the purposes of this study, the Department of City Planning has identified the neighborhoods of Oakwood Beach, New Dorp Beach, Midland Beach, and South Beach. Within these, the smaller ‘beach colony’ neighborhoods of Cedar Grove, Sunnymeade Village, Graham Beach, and Ocean Breeze, which are characterized by bungalow-type housing, proximity to the waterfront, and other unusual conditions such as narrow streets, are identified as distinct sub-areas within the study.
Uniform Land Use Review Procedure Projects (ULURP)

- Hylan Boulevard Plaza, New Dorp
- South Avenue Retail Development
- Riverside Galleria
- Line of Protection Levy Project

United Federation of Teachers (UFT)
Roseanne Alkhathib
The 7th Annual United Federation of Teachers Staten Island Parent Conference will be held on Saturday, October 22, 2016 at the Hilton Garden Inn. Topics to be discussed are bullying, special education, transitioning to high school, parents and the fight against youth substance abuse, stress management and empowering parent-teacher-student relationships.

NYC Parks and Recreation
Pat Moroney
A Haunting We Will Go will be on October 31, 2016 from 3:00 p.m.–6:00 p.m. at Cedar Grove Avenue and Seafoam Street. Enjoy a frightful time with bugs, snakes, ghosts, goblins, and the Urban Park Rangers. Costumes and bravery welcome. All ages are welcome.

MINUTES

MOTION: by Dennis McKeon “to accept the General Board Minutes of June 28th, 2016”
SECOND: Jerome Goldman
VOTE: 37-0-0
MOTION: PASSED

Chairman’s Report – Frank Morano
- September 2016 - Attended the Business Improvement District (BID) meeting for Annandale, Great Kills and Eltingville.
  - Garbage baskets were ordered and received.
  - Cameras are ready to be installed.
  - Officers were elected to the BID board.
- September 14th, 2016 - Attended the Real Estate Developers Roundtable Meeting. Topics discuss included Riverside Galleria and Old Lucent Property on Page Avenue.

1st Vice Chairperson – Thomas Barlotta
- Riverside Galleria scoping meeting on October 6th, 2016 at 7:00pm, Woodrow Methodist Church Hall.

2nd Vice Chairperson – Jerome Goldman
No Report

3rd Vice Chairperson – Owen Reiter
No Report

Secretary – Frank Contrera
No Report

Treasurer – Diane Peruggia
Fiscal Year 2017 is July 1, 2016 through June 30th, 2017
- Beginning balance for fiscal year 2017 is $10,513.00
**District Manager’s Report** – Charlene Wagner  
No Report

**COMMITTEE REPORTS**

**BUDGET** – Danny Venuto  
No Report

**ENVIRONMENTAL** – Patricia Maresca  
No Report

**MOTION:** by Phyllis Catania “to elect Albert Klingele to Environmental Chairman.”  
**SECOND:** Danny Venuto  
**VOTE:** 37-0-0  
**MOTION:** PASSED

**ETHICS, RULES & BY-LAWS** – Frank Contrera  
No Report

**LAND USE** – Thomas Barlotta  
Self-Explanatory

**2016-4210-BZ** – 19 Robinson Avenue, Block 5315, Lot 62, Special South Richmond District, Staten Island, NY, 10309, R3-1  
*Construction of a new single family detached home contrary to lot area regulations, ZR 107-42, and rear yard regulations, ZR 23-47.*

**MOTION:** Thomas Barlotta “to accept the application as presented.”  
**SECOND:** Helen Napoli  
**VOTE:** 37-0-0  
**MOTION PASSED**

**2016-4229BZ** – 1452 Drumgoole Road West, Block 6333, Lot 201, Special South Richmond District, Staten Island, NY, 10312, R3X  
*Application for a variance pursuant to ZR 72-21 of the Zoning Resolution of the City of New York, as amended (ZR) to reduce the rear yard requirement of ZR 23-47 from thirty feet (30’) to thirteen feet two inches (13’2”). The variance would facilitate the development of a two (2) family, three (3) story semi-detached home in an R3X District.*

**MOTION:** Thomas Barlotta “to approve the application with the stipulation that the garage face Drumgoole Road West, and the driveway be placed in front of the home, not on the side.”  
**SECOND:** Albert Klingele  
**VOTE:** 37-0-0  
**MOTION PASSED**
2016-4239BZ – 180 Mansion Ave, Block 5207, Lot 28, Special South Richmond District, Staten Island, NY 10308, C3A
An application for a special permit to allow for an eating and drinking establishment in an existing building to be altered within a C3A zoning district.

MOTION: Thomas Barlotta “to approve the application with the requirement that amplified sound of any kind including music, is “at all times” prohibited on the exterior of the premise.
SECOND: Michael DiPilato
VOTE: 37-0-0
MOTION PASSED

REVISION submitted to BSA
2016-4165-BZ (CEQR No. 16 BSA-104R) – 5801 Amboy Road Block 6896, Lot 53, Special South Richmond District, Staten Island, NY, 10309, R3X
Glen Cutrona presented the application for the applicant Shore to Shore Foster LLC. He stated the plans were revised to include egress and ingress with signage posted for Right Hand Turns Only onto Amboy Road. The Land Use Committee wants the following stipulations agreed to in perpetuity by the applicant:
   • That the Amboy Road egress remain an “Exit Only” at all times.
   • That the retail store hours will be 5:00 am to Midnight.
   • That the Drive-Through hours of operation will be 5:00 am to Midnight.
   • That baking on the premise will not be restricted; baking will be permitted when the established is closed.

MOTION: Thomas Barlotta “to accept the application with the amended hours of operation and changes to ingress and egress.”
SECOND: Albert Klingele
VOTE: 37-0-0
MOTION PASSED

M080258 (A)ZAR, N130211RAR, N090389RCR Bradford Avenue / Drumgoole Road East
An application for modification of previously approved authorization N080258ZAR to add a one family house on Lot #8 and amend calculations to reflect the additional single family home. Together with an application pursuant to Section 107-65 for the modification of existing topography; and a certification by the Chairperson of City Planning Commission pursuant to Section 107-123 that sufficient school capacity.

MOTION: Thomas Barlotta “to deny the application”
SECOND: Robert DiGennaro
VOTE: 37-0-0
MOTION PASSED to DENY the application.
PARKS & RECREATION – Thomas Zablocki
Self-Explanatory
  • Living Breakwaters & Tottenville Dune Projects Citizens Advisory Committee Meeting on September 28th, 2016 at 7:00pm, 555 Page Avenue (PS 6).

QUALITY OF LIFE – Harold Kozak
Self-Explanatory

MOTION: Harold Kozak “that Community Board 3 staff contact all appropriate city, state and federal agencies to ensure that the Port Atlantic Yacht Club, aka Tiki, is in compliance with all rules and regulations and obeys all laws.”
SECOND: Anthony Riccardelli
VOTE: 38-0-0 (in attendance at time of vote)
MOTION PASSED

TRAFFIC & TRANSPORTATION – Frank Contrera
Self-Explanatory

POLICE COMMUNITY COUNCIL REPORTS - Owen Reiter
Self-Explanatory

OLD BUSINESS
None

NEW BUSINESS

MOTION: Owen Reiter “that Community Board 3 to send a letter to the Parole Board requesting that they deny parole for Michael Taylor. His crime was brutal, merciless, and hate-filled, and Mr. Taylor’s release is not compatible with the welfare of society and does not reflect the values of the community.
SECOND: Gil Tal
VOTE: 37-0-1 (in attendance at time of vote) Louis Bara abstained
MOTION PASSED

ANNOUNCEMENTS
  • Where to Turn has received City Council funds from Districts 50 & 51 for the Cleanup Initiative.

MEETING ADJOURNED: Frank Morano

Respectfully submitted,

Frank Contrera
Frank Contrera, Secretary