

COMMUNITY BOARD #1 AGENDA –DECEMBER 11, 2012 - 8:00 P.M.
ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

SESSION OPENING

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

The Board will be honoring Victoria Cerullo.

OFFICERS' REPORTS

- First Vice-Chairman, Anthony Cosentino
- Second Vice-Chairman, Christopher Rooney
- Third Vice-Chairman, Friday Ogbewe
- Treasurer, Larry Beslow
- Secretary, Nicholas Siclari
- Chairwoman, Leticia Remauro
- Joseph Carroll, District Manager

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Labor, Nicholas Siclari
- Public Services, Sunny Jain
- Human Services, Lisa Lattanzio
- Youth Services, Marilyn Maria Brown
- Rules & Legislative Affairs, Priscilla Marco
- Budget & Finance, Anthony Cosentino
- Waterfront, Curt Ward
- Transportation, Jeannine Borkowski

AREA COMMITTEE REPORTS

- West Brighton/St. George, Loretta Cauldwell
- Mariners Harbor/Port Richmond, Anjail Ameen-Rice
- Silver Lake/Sunnyside/Westerleigh/Willowbrook, Ken Tirado
- Rosebank/Ft. Wadsworth, John Guzzo
- Clifton/Concord/Stapleton, Larry Beslow

Old Business
New Business
Adjournment

Refreshments will be served to celebrate the holiday season.

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

COMMUNITY BOARD NO. 1
TREASURER'S REPORT – FY'13

December 2012

<u>CODE</u>	<u>ALLOCATED TO 07/01/13</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 - Supplies	\$ 2,488.008 *	\$ 2,488.00 *	\$ - 0 -
101 - Printing Expense	200.00	- 0 -	200.00
110 - Food & Forage	1,150.00	165.00	985.00
117 Postage	200.00	13.60	186.40
199 - Data Processing Supplies	450.00	- 0 -	450.00
314 - Office Furniture	140.00	- 0 -	140.00
315 - Office Equipment	250.00	- 0 -	250.00
332 Data Processing Equipment	294.00	- 0 -	294.00
337 - Books/Subscriptions	100.00	64.95	35.05
400 - Contractual Services	1,500.00*	1,500.00*	- 0 -
40B – Communication	3,013.00*	3,013.00*	- 0 -
403 – Office Services	150.00	- 0 -	150.00
412 - Equipment Rental	2577.00*	2577.00*	- 0 -
700 - Chase Imprest Fund A/C	500.00	500.00	- 0 -
 TOTAL:	 \$13,012.00	 \$ 10,321.55	 \$ 2,690.45

Please Note: Each Code is transferable to other codes as long as the total allocation is \$13,012.00.

Larry Beslow, CB1 Treasurer

*Encumbered for FY'13 Contracts

Community Board #1 Land Use Special Meeting – November 20, 2012 – 1 Edgewater Plaza, 7th Floor

MEMBERS

Vincent Accornero, Chairman, Land Use
Christopher Rooney, Co-Chairman
Leticia Remauro, Chairwoman, CB#1
Loretta Cauldwell
Linda Eskenas
Priscilla Marco
Olef Olsen
Friday Ogbewe
Catherine Paradiso
Nicholas Siclari
George Sona
Ken Tirado
George Sona
Curt Ward
Camille Zarrelli
Ciro Asperti, LU Non-Board Member

GUESTS

Rich Marin, NY Wheel
Valene Hathaway, NY Wheel
Meir Laufer, NY Wheel
Eric Kaufman, NY Wheel
Don Capoccia, BFC Partners
Joseph Ferrara, BFC Partners
Win Warten, BFC Partners
Ralph Porzio, Rep. Senator Lanza
Shelly Friedman, Architect
Dana German, SHOP Architects
Nadia Ostrovsky, Perkins Eastman
Luisa Mendez, SHOP Architects
Navid Maisami, Perkins Eastman
Lorinda Karoff, Karoff Consulting
Elena Aristova, Freidman & Gotbaum
David Goldfarb, Chair LU, St. George Civic
James Prendamano, Cassandra Properties
Marsha Russell, Bay Street Landing
Sarah Gowell, Bay Street Landing
Dorothy Brown, Stapleton Resident

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

A power point presentation was given on the proposed Observation Wheel and Retail/Hotel and Catering Hall. The link was sent to all Board Members prior to the meeting. To view the proposal: <http://www.nycedc.com/project/st-george-waterfront>

Staten Island's waterfront will be transformed with the construction of the world's largest observation wheel along with a new retail complex and hotel on two sites adjacent to the Richmond County Bank Ballpark in St. George. The New York Wheel will be built just to the north of the ballpark and be 625 feet tall – 84 feet higher than the Singapore Flyer, currently the tallest observation wheel in the world. The New York Wheel will be comprised of thirty-six capsules, each able to carry up to 40 passengers with a max capacity of 1,440 people per ride. The wheel is expected to welcome as many as 30,000 riders per day during peak season and an estimated 4.5 million visitors per year. BFC Partners will construct Harbor Commons, a 350,000-square-foot retail complex featuring 100 designer outlet stores and a 130,000-square-foot hotel. Together the projects will generate a \$480 million private investment, and create over 1,200 construction jobs and 1,250 permanent jobs.

Project Program and Uses

The two development sites are located steps from the Staten Island Ferry in St. George, and are currently used as parking for the Richmond County Bank Ballpark and the St. George Ferry Terminal. Construction is expected to begin in early 2014, with the goal of hosting a grand opening by the end of 2015.

At the base of the Wheel will sit an approximately 125,000-square-foot Terminal Building, which will include various commercial uses, such as retail, restaurant, and theater space, as well as exhibitions

about New York City history, alternative energy and environmental sustainability. A 950-space structured parking garage will also be built on the site, featuring a green roof with open space, solar panels and planted gardens. The Wheel's designer and manufacturer will be Starneth, comprised of members of the team that built the London Eye. New York Wheel LLC will invest approximately \$250 million to complete the project, which will create an anticipated 419 construction jobs and 426 permanent jobs.

BFC Partners' Harbor Commons will be an approximately 350,000 square foot retail complex, comprised of approximately 100 designer outlet retailers and a variety of restaurants and cafes. Plans also include a 200-room, 130,000-square-foot hotel, and a 15,000-square-foot banquet facility that will provide extraordinary views of the Manhattan skyline. BFC Partners will also build a 1,250-space structured parking garage below the retail and hotel components to accommodate commuters and tourists alike. Construction is expected to begin in the winter of 2014 and be completed in 2016. Designed by SHoP Architects, Harbor Commons will feature expansive open corridors to the water, contemporary materials reflective of the industrial waterfront, and a sweeping sustainable green roof visible from the Harbor. Celebratory vertical circulation elements such as grand staircases, glass elevators, and streamlined escalators will guide shoppers as they move from the waterfront up to Richmond Terrace, creating a dynamic and easily navigated pedestrian experience.

Community Board #1 members convened after the presentation in the Board Office. All were invited to attend. The members decided that the Land Use Committee will meet monthly. The first meeting will be on December 3, 2012 – 7:30 P.M. at the Board Office and will meet jointly with the Steering Committee. The goals of the committee are:

Community Board #1 Land use Committee will serve as a Task Force prior to ULURP Certification

Goals-

- Facilitate Dialogue between Public and proposed developers and incorporate public's concerns and requests into committee discussion.
- Work with city and state agencies to:
 1. Ensure all impacts are addressed
 2. Review and mitigate impacts of projects
 3. Guarantee funded- community enhancements
 4. Ensure integration of proposed developments into surrounding St. George community
- Incorporate all changes, amendments, additions and conditions into certified ULURP application to provide community greatest opportunity for benefit.

DSBS (EDC) - Public Parking- commuter and stadium lease and development agreement/conditions/public amenities,
PLA agreements for local union workers.

-Comprehensive plan to promote surrounding area (signage/Info Kiosks) and fund Bay Street landing promenade/esplanade and greenway trail. Ear marked revenue/public access onsite and waterfront.

SIRTOA/MTA- Air rights/Stadium station, include Bus Service to allow tourists to access community; transfer of property.

DCP- Tax and zoning lot subdivisions, zoning map and text amendments.

-Modifications for special permits for stadium & new special permits

-Modifications, authorizations and certifications

-Design Commission Approval (Green Roofing)

DOT- Ferry Operations- coordination of pedestrian and vehicular Ingress/Egress

DOT-Traffic- Curb coordination cut to use Nicholas St. with new access road.

Traffic signal devices on Richmond Terrace- Review circulation patterns proposed on sites and proposed access to Nicholas Street, Bank Street, via Jersey Street and Wall Street ramp; Changes to existing road geometry. Consider possible improvements.

-@ Jersey street and Richmond Terrace.

Mid Block access on Richmond Terrace

NYS DEC/NYC DEP- storm water management and drainage plan

FDNY/NYPD- evacuation plan

COMMUNITY BOARD #1 LAND USE/STEERING MEETING – DECEMBER 3, 2012 – 7:30 P.M.
BOARD OFFICE, 1 EDGEWATER PLAZA, SUITE #217

MEMBERS

Vincent Accornero, Chairman
Anjail Ameen-Rice, Excused
Ciro Asperti
Larry Beslow, Excused
Jeannine Borkowski, Excused
Marilyn Brown, Excused
Loretta Cauldwell
Ajmal Chaudhry, Excused
Anthony Cosentino
George Doyle, Excused
Linda Eskenas
John Guzzo, Excused
Sunny Jain
Lisa Lattanzio, Excused
Priscilla Marco
Olef Olsen, Excused
Friday Ogbewele
Leticia Remauro
Chris Rooney
George Sona, Excused
Ken Tirado, Excused
George Turner
Curt Ward, Excused
Camille Zarrelli

GUESTS

Virginia Sherry, SI Advance
Raj Sharma

Land Use Chairman, Vincent Accornero called the meeting to order at 7:40 P.M. Mr. Accornero explained we had a presentation on the proposed Observation Wheel and Retail/Hotel and Catering Hall on November 20, 2012. The link was sent to all Board Members prior to the meeting. To view the proposal: <http://www.nycedc.com/project/st-george-waterfront>

After the presentation it was decided that the Land Use Committee would meet monthly to

- Facilitate Dialogue between Public and proposed developers and incorporate public's concerns and requests into committee discussion.
- Work with city and state agencies to:
 1. Ensure all impacts are addressed
 2. Review and mitigate impacts of projects
 3. Guarantee funded- community enhancements
 4. Ensure integration of proposed developments into surrounding St. George community

- Incorporate all changes, amendments, additions and conditions into certified ULURP application to provide community greatest opportunity for benefit.

The members in attendance decided that Community Board #1 will negotiate with Small Business Services to request to incorporate into the lease agreement (prior to the certified ULURP application) that both developers will construct or improve the North Shore Greenway Trail from their development to Jersey Street with signage, solar lights, landscaping, sidewalks and benches, pavers. The Board will further negotiate that sidewalk replacement, drainage issues, especially at St. Peter's Place and improvements on the Richmond Terrace Esplanade and also removal of trees that are coming through the retaining wall on the upland portion of Richmond Terrace from Nicholas Street to Jersey Street.

Additionally, Community Board #1 will pursue the funding (by the developers or EDC) of: the construction/improvement of the esplanade south of the Ferry Terminal; the development of access roads or rail to facilitate hi-speed bus via the Transit Authority-Right-of-Way into the ferry terminal from Jersey Street to Richmond Terrace. Smart Technology at the intersections of Victory Blvd. and Richmond Terrace to Jersey Street and Richmond Terrace; and ensure that the proposed parking is adequate and affordable.

Lastly the Board will request that the New York City Economic Development Corporation take a percentage of the rent monies from both developers to be used strictly for future Community Board #1 capital requests i.e., North Shore Greenway Trail etc.

The committee is going to invite to the January 7, 2012 Land Use Committee Meeting the following agencies:

City Planning

Small Business Services

DOT, SIRTOA and MTA

Meeting adjourned at 9:30 P.M.

WATERFRONT COMMITTEE- NOVEMBER 27, 2012 -BOARD OFFICE – 7:00 P.M.

Attendance

Curt Ward, Chairman

Timothy Forsyth, Excused

Linda Eskenas

Loretta Cauldwell, Excused

Bob Zion, St. George Civic Association

Marsha Russell

Sarah Gowell

Chairman Curt Ward called the meeting to order at 7:15 P.M.

General Discussion – Sandy Damage, Ferry Terminal, Escalators, the Ferris wheel.

No Motions.

Meeting adjourned at 7:30 P.M.

Respectfully submitted Curt Ward

West Brighton/St. George Meeting – November 20, 2012 – 7:30 P.M.
Walker Park Tennis House, 50 Bard Avenue.

The meeting was attended by myself acting as chair, Mary Slayback, Program Director of St. Vincent's services, Jan Saunders-Ashton, Executive Director of St. Vincent's Services, Wanda Richardson, Supervisor of St. Vincent's Service, Bob Zion, St. George Civic Association, Kathleen Kotter of Eadie Place, and Gary Minervini of the Black Dog Bar and Grill.

The area committee discussed the new liquor license for El Bronkito at 97 Victory Blvd and noted no current problems at the establishment. No quorum therefore no vote.

The committee also discussed renewals for the Alyssa Thai restaurant at 1211 forest Ave. and the Dosa Garden at 323 Victory -no noted problems at either establishment.

Representatives from St Vincent's gave a presentation about their proposed move to a new location very close to their current location. The parole board in the same building is expanding their office and the current landlord offered space within the same area, nobody from the neighborhood showed up to discuss move or object and the committee found no reason to deny supporting this action after discussion.

Old business - Gary Minervini showed up to outline his newest strategy to try to overcome persistent problems with his clientele being disorderly upon leaving the bar. He is currently calling last call at 2:30 and allowing patrons to make their way out by 3:00, he feels that this should make some difference. Mr. Minervini stated that if we followed New Jersey's law and bars closed at 2:00 he would be amenable to that as long as all the other establishments did it too.

New Business Kathleen Cotter from Eadie Place came to ask board assistance in a matter involving the proposed work connecting her now dead-end street with Highview Place .she states that the builder of her home who she purchased from verbally stated that the street would always remain a dead-end street and that she recently discovered city agencies(d.o.t., the d.o.b., and the fire dept.) have been working on plans since 2008 to extend her street, work has already started. She would like the boards help in finding out the exact plan agreed on and when it was finalized and also if the builder was informed that this would occur. Her big concern is that the safety of her family and others would be compromised and she feels crime will rise if the street runs through.

The last issue discussed was a list of sidewalks to be repaired by Perfetto contracting that were apparently damaged in the hurricane by falling trees

Meeting adjourned.

Respectfully submitted,
Jeffrey Mohlenbrok

Community Board 1 Area Meeting
Port Richmond, Mariner's Harbor, Arlington, Elm Park, Graniteville, etc.

Date: 11/20/12

Location: 250 Park Ave

Attendance:

Community Board Members

Anjail Ameen-Rice, Area Chair-present
George Sona- present
Jeannine Borkowski, Area Co-chair-present
Pearl Minsky- present
Vincent Pompa- medical leave

Guests:

William Morris(non-board voting member)
Beryl Thurman, NSWCSI
Joe Gaeta, Building owner
Mike Ahmed Aziz, 350 Port Richmond Ave
William Wong, NYC OER
Adena Long, NYC Parks Borough Comm.
Charles Kitts, Port Richmond Improvement
Stephanie Shavuo, CM Debi Rose
Victoria Gillen, Elm Park Civic/ NSCCEJ
Kathleen Bielsa, Northfield LDC
Catherine Barron
Len Garcia Duran, NYC City Planning
Mildred Dorta
Esperanza Santiago
Gail Wittwer-Laird, NYC Parks
Sylvia Ancrum, NYS Assemblyman Titone
Daniel Walsh, NYC Mayor's Office for
Environmental Remediation

Agenda

1. Discussion of Nicholas Ave site with NYC City Planning/Mayor's Office of Environmental Remediation.

-It was reported that the land located on the corner of Nicholas Ave and Richmond Terrace was revisited after Superstorm Sandy to assess the impact flooding may have had on the site. Pictures displayed in a Powerpoint presentation showed the flood line on homes adjacent to the property, however, there were no signs of residual debris pile-up around the perimeter of the empty lot on Nicholas Ave.

-Residents expressed their concern with the current level of contaminates as well as the potential issue of the homes flooding in the future as a result of all of them being located in the Zone A flood zone.

2. Mayor's Office of Environmental Remediation/ NYC Parks Update on Mariner's Marsh Park Remediation.

-A presentation was made reviewing the current status of remediation in Mariner's Marsh park. Funding is presently approved to remediate .4 acres in the park. Mr. Walsh from NYC Mayor's Office of Remediation proposed using residual sand from Superstorm Sandy that is currently piled on very high mounds on Rockaway and Coney Island Beaches, as part of the filler to aid in the remediation of Mariner's Marsh Park. The sand will allow for a larger portion of the park to be remediated (4.5 acres). Various stakeholders were present in the room and did not have any rejection to this proposal as long as the sand is free from contaminants. An additional request was made that the large mound of dirt that already exists in the park be leveled out to improve the aesthetics within in the park.

3. Reviewed City Bench Sites.

4. Reviewed complaint received about 350 Port Richmond Ave.

Owner was present and denied any activity occurring in the Billiards portion of the building, related to "dancing" with women wearing minimum clothing as indicated in complaint letter received by CB 1. Owner also shared a letter making a similar complaint that he had received anonymously.

5. Liquor license renewal – 201 Port Richmond Ave, Goody's Spanish Food. – No concerns.

Anjail Ameen-Rice
Cb1 Area Chair