

LAND USE PUBLIC HEARING SEPTEMBER 2, 2014 – 7:30 P.M. – BOARD OFFICE

MEMBERS

Vincent Accornero, Chairman
Christopher Rooney, Co-Chair
Marilyn Brown
Anthony Cosentino
George Doyle
John Guzzo
Friday Ogbewe
George Sona, Excused
George Turner
Camille Zarrelli
Ole Olsen, Leave
Ciro Asperti, non-bd. Member excused
Chris Green, CB#1
Fran Reali, CB#1

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

GUESTS

Roselle Leader, Dept. of City Planning, SI
Eric Palatnik, P.C.
Roger Morace, Joseph Morace Architect
Sam El-Meiniawy, Land Planning
Steve Simicich, Attorney, 235 Dixon Ave.
John Solazzo, Owner 1816 Forest Avenue
Hiram Rothkrug, 1816 Forest Avenue
Jessica Rubenstein, Eric Palatnik, PC
Patrick Parotta, owner 1492 Victory Blvd.
Mr. & Mrs. Parker, Woodbine Avenue
Francine Brewster, Auburn Avenue
David Brewster, Auburn Avenue
Larry Kennedy, Clove Lake Civic Assn.
Vincent DiGesà, Clove Lake Civic Assn.
Nade Luccio, Auburn Avenue
Carinda Longueira
Barbara Sanchez, Committee to Save Mt.
Manresa
Jack Bolembach, Committee to save Mr.
Manresa
Richard Pagan

Chairman Vincent Accornero called the meeting to order at 7:30 P.M. A quorum was present of the Land Use committee.

1. Department of City Planning Application No. C 110122 ZMR – 1816 Forest Avenue – Proposal to map a C1-2 commercial overlay within an existing R3-2 District on the south side of Forest Avenue to facilitate a proposed use Group 6, local retail commercial development and change the portion of the existing C1-1 commercial overlay to a C1-2.

Mr. Eric Palatnik spoke of the above referenced application. The property is in between the gas station on the corner of Richmond Avenue and Forest Avenue and P.S. 22 on Forest Avenue. The application is to change the zoning. Almost all of the uses in the immediate area are commercial or residential with a commercial overlay. There was a plumbing company in the building for numerous years. All remediation will be done in compliance with DEP. There are storage tanks underneath the ground that need to be removed and soil needs to be removed as well. Although the application is for a zoning change, plans were showed of a commercial building with approximately 3 to 5 small stores. The building would be set back with a parking lot in the front. Garbage would be in the building, no dumpsters outside. There would be landscape buffers around the perimeter of the property. The building would be set back to the property fence line of the school to deter any illegal dumping, hanging out etc. There will be no back doors to any of the buildings.

2. Board of Standards & Appeals Application Cal. No. 126-14-A – 3153 Richmond Terrace – Proposal to permit construction of a warehouse building partially located within the bed of a mapped but unbuilt street.

Mr. Eric Palatnik was standing in for Mr. Adam Rothkrug who is representing McAllister Maritime who would like to add a warehouse on the site. The building would comply with all applicable M3-1 zoning districts. The property is located on the north side of Richmond Terrace at the intersection of Grandview Avenue. The proposed development have a total floor area 9750 sq. ft. substantially smaller that is allowed. The City of New York does not have any plans within the next 10 years to widen Richmond Terrace the business tows boats from the harbor.

Mr. Accornero stated he was ineligible from the application since he does business with McAllister.

Previously Community Board #1 approved construction of a 3-story office building under Cal. No. 191-13-A.

3. Board of Standards & Appeals Cal. No. 153-14-A – 200 Cambridge Avenue – Proposal to build a one-story school building located partially within the bed of a mapped but unbuilt street.

Mr. Eric Palatnik was standing in for Mr. Adam Rothkrug again who is representing the Rabbi Jacob Joseph School to build a one-story girl's school which would be relocated from 3495 Richmond Road. The building would be adjacent to the existing Rabbi Jacob Joseph Scholl for girls located immediately north of the premises on lot 200 (400 Caswell Avenue) and will include facilities that can be used for both schools including the gymnasium. 42 parking spaces would be provided and access would be provided from Auburn Avenue along a portion of Cambridge Avenue that is paved and improved. Access to the building would be through a paved extension of Cambridge Avenue. Currently access to the girl's school is on Caswell Avenue.

Many residents that live in the immediate area complained parents dropping their kid(s) off on the street, creating double parking. They also throw garbage out the windows of the cars. In addition, very old large trees are overgrown with heavy branches hanging onto adjoining properties and homes causing hazardous conditions. It was further mentioned that there is a sewer running underneath the property and, run off of water from the Rabbi Jacob Joseph School onto adjoining properties is undermining the yards. Neighbors stated they have put in complaints, tried meeting with the school to no avail, nothing has happened to improve the conditions.

Mr. Eric Palatnik will speak to the applicants and regarding the issues raised and attend the Board Meeting on Thursday.

4. Board of Standards & Appeals Cal. No. 526-76-BZ – 1492 Victory Blvd. – Proposal to reopen, amend and extend the term of a variance.

A letter was received by Councilwoman Debi Rose supporting the variance application.

Mr. Sam El-Meiniawy, Land Planning and Associates and the owner of the building, Mr. Patrick Parotta, Attorney were in attendance. Mr. Parotta has recently gained ownership of the building after practicing law in the building for many years. All of the older attorneys have retired. Mr. Parotta would like to continue the use of the building as an office building and conform the zoning requirement since this is a R2 district, remove any violations to the building and get a C of O. Windows need to be replaced, new stucco needs to be added etc. If the variance is granted Mr. Parotta would start making the necessary improvements to the building. All of the surrounding buildings are commercial use.

Larry Kennedy of the Clove Lake Civic Association mentioned any exterior lighting in the rear parking lot or rear of the building be directed away from any a homes and, that Maryann McGowan, President Clove Lake Civic Assn. had no objection to the variance.

5. Board of Standards and Appeals Cal. No. 171-14-A – 172-14-A - 235 Dixon Avenue – Proposal to construct a single-family home located partially within the bed of a mapped street.

Mr. Simicich, LLC, spoke of the proposal to build 1 single-family detached home located within the bed of a mapped street on a 25 foot wide corner zoning lot. A front yard reduction is also requested from 10 feet to 4 feet. The variance would permit the construction of a 16.5' wide single family detached home with the front yard facing Granite Avenue. Currently there are no sidewalks or curbs around the property they would be constructed with the construction of the home.

Ms. Barbara Sanchez, Committee to Save Mount Manresa asked that the Land Use Committee and Community Board #1 support and sign on as a co-applicant for a contextual rezoning of the Rosebank, Fort Wadsworth, Shore Acres and Clifton Neighborhoods. A summary of the contextual rezoning study was submitted to the Land Use Committee. Mr. Paul Graziano, Urban Planner, Principal, and Associated Cultural Resource Consultants) who is familiar with the ULURP process has been retained.

Land Use Public Hearing

1. Department of City Planning Application No. C 110122 ZMR – 1816 Forest Avenue – Proposal to map a C1-2 commercial overlay within an existing R3-2 District on the south side of Forest Avenue to facilitate a proposed use Group 6, local retail commercial development and change the portion of the existing C1-1 commercial overlay to a C1-2.

Motion made and seconded to approve as submitted.

Roll call vote taken. Vote passed 8-0-0.

2. Board of Standards & Appeals Application Cal. No. 126-14-A – 3153 Richmond Terrace – Proposal to permit construction of a warehouse building partially located within the bed of a mapped but unbuilt street.

Motion made and seconded to approve with the condition that the applicant sign a restrictive covenant, attached to the land in perpetuity to agree to accept all costs of demolition and reconstruction of the building if DOT plans to widen Richmond Terrace.

Roll call vote taken vote passed 7-0-0 (1 ineligible)

3. Board of Standards & Appeals Cal. No. 153-14-A – 200 Cambridge Avenue – Proposal to build a one-story school building located partially within the bed of a mapped but unbuilt street.

Motion made and seconded to deny the application: Based on the owner's demonstrated disregard for the community with the existing conditions and use of the property, the increased traffic and disruption of the quality of life that would result from approval of the application, and the reports of unlicensed plumbing and electrical work being performed at the property, we cannot approve the application.

4. Board of Standards & Appeals Cal. No. 526-76-BZ – 1492 Victory Blvd. – Proposal to reopen, amend and extend the term of a variance.

Motion made and seconded to approve as submitted.

Roll call vote taken. Vote passed 8-0-0.

5. Board of Standards and Appeals Cal. No. 171-14-A – 172-14-A - 235 Dixon Avenue – Proposal to construct a single-family home located partially within the bed of a mapped street.

Motion made and seconded to approve with the condition that visually permeable fencing and/or low growing shrubbery be used around the perimeter of the property for daylighting on the corners of Dixon and Granite Avenues.

Roll call vote taken. Vote passed 8-0-0.

Proposed contextual rezoning study of the Rosebank, Ft. Wadsworth, Shore Acres and Clifton Neighborhoods.

Motion made and seconded to assist and join the application as co-applicant.

Roll call vote taken. Vote passed 8-0-1.

Meeting adjourned at 9:55 P.M.

COMMUNITY BOARD #1 AGENDA SEPTEMBER 4, 2014 - 8:00 P.M.
ALL SAINTS EPISCOPAL CHURCH, 2329 VICTORY BLVD.

**PLEASE NOTE THE BOARD MEETING IS ON THURSDAY SEPTEMBER 4, 2014
AND
THE GOVERNOR'S OFFICE HAS ARRANGED FOR THE NATIONAL GUARD TO
GIVE A CITIZEN PREPAREDNESS TRAINING SESSION AT 6:30 P.M.**

SESSION OPENING

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

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

- District Manager, Joseph Carroll

FUNCTIONAL COMMITTEE REPORTS

- Land Use, Vincent Accornero
- Health, Catherine Paradiso
- Labor, Nicholas Siclari
- Waterfront, Ole Olsen
- Public Services, Sunny Jain
- Human Services, Lisa Lattanzio
- Youth Services, Marilyn Maria Brown
- Rules & Legislative Affairs, Priscilla Marco
- Budget & Finance, Anthony Cosentino
- Transportation, Richard Zichettello

AREA COMMITTEE REPORTS

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

Old Business
New Business
Adjournment

If you are unable to attend the meeting please call or e-mail 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'15

September 2015

<u>CODE</u>	<u>ALLOCATED TO 06/30/15</u>	<u>USED TO DATE</u>	<u>BALANCE</u>
100 - Supplies	\$ 2,488.00*	\$ 2,488.00 *	\$ - 0 -
101 - Printing Expense	200.00	- 0 -	200.00
110 - Food & Forage	1,150.00	- 0 -	1150.00
117 Postage	200.00	- 0 -	200.00
199 - Data Processing Supplies	450.00	- 0 -	450.00
314 - Office Furniture	140.00	- 0 -	140.00
315 - Office Equipment	250.00	- 0 -	250.00
332 Data Processing Equipment	294.00	- 0 -	294.00
337 - Books/Subscriptions	100.00	- 0 -	100.00
400 - Contractual Services	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	2477.00*	2477.00*	- 0 -
451 - Carfare	100.00	- 0 -	100.00
700 - Chase Imprest Fund A/C	500.00	500.00	- 0 -
TOTAL:	\$13,012.00	\$ 9,978.00	\$ 3,034.00

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

Larry Beslow, CB1 Treasurer

*Encumbered for FY'15 Contracts

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.
Area Committee Meeting
Monday June 9, 2014 -7:00 P.M. 250 Park Avenue

Attendance

Community Board Members:

Anjail Ameen-Rice, Area Chair- present
Jeannine Borkowski, Area Co-chair-
medically excused
Pearl Minsky-present
Victoria Gillen – present
George Sona – present

Guests/Affiliation:

Beryl Thurman, NSWC
Jonathan Schulman, SI Beer Company
Robert Tirone, resident
Angela Tirone, resident
Joy Grant, resident
Calese Brown, resident
Sylvia Ancrum, AM Matthew Titone
James Grant, resident
Durrel Finley, resident
Grady, resident
John Mcbeth

Meeting began at 7:03 pm
A quorum was present.

Agenda

New Liquor license

1. SI Beer Company – 20 Kinsey Place. Wholesale beer distribution only. No retail sales. Eventually interested in becoming a micro brewery. No negative concerns expressed. Unanimously decided to send a letter of support.

Liquor License renewal

1. Viraj Grocery – 280 Morningstar Road. No concerns expressed.

Announcement

1. Demolition of 110 Willowbrook Road

Old Business

1. Reviewed the proposal to convert multiple streets in the Elm Park area into one-way streets. It was agreed that parking should not be eliminated from any of the residential streets, because there is already limited street parking in the area.

New Business/Announcements

1. A complaint was expressed about the treatment two residents had received by officers from the 121 Police Precinct. The residents were asked to gather more information about the date, the time and location of the incidents and attend the 121 Community Council meetings. The board will follow-up if necessary.
2. The two abandoned house located at 205 and 209 Park ave continue to need to have the lots cleaned around the property.
3. It was announced that there is a problem with the sidewalk on Ada to Goethals Road Drive and Farragut Ave.

Mariners Harbor/Port Richmond/Graniteville/Elm Park/Arlington/etc.
Area Committee Meeting
Monday June 9, 2014 -7:00 P.M. 250 Park Avenue

4. A complaint was expressed during the Elm Park Civic meeting that workers on the Bayonne Bridge project are parking their vehicles on the street. There was also a complaint about the 4 ambulance company workers vehicles' taking parking away from area residents in the Elm Park area. There is an ongoing problem with 53' trucks traveling up and down residential streets.
5. A reminder was announced that any complaints regarding the Flag Container company expansion need to be submitted to DEC by June 16th. A suggestion was made that EDC should consider being involved in relocating the company to the West Shore.
6. The letter sent to NY Dept of State from NYC Parks regarding Mariner's Marsh was reviewed.

Meeting Adjourned 9:00pm

Submitted by
Anjail Ameen-Rice