



## GENERAL BOARD MEETING

### MINUTES

June 28, 2011

The next monthly General Board Meeting of Staten Island Community Board #3 will be held on Tuesday, September 27, 2011 at the **CYO/MIV COMMUNITY CENTER AT MOUNT LORETTO**, 6451 Hylan Blvd., 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](http://www.nyc.gov/sicb3).

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

1. Attendance
2. Community Contact Session
3. Minutes
4. Officer's Reports

Chairman of the Board  
1<sup>st</sup> Vice Chairman  
2<sup>nd</sup> Vice Chairwoman  
3<sup>rd</sup> Vice Chairman  
Treasurer  
Secretary

Frank Morano  
John Donohue  
Phyllis Catania  
Thomas Barlotta  
Maribel Sansone  
Frank Contrera

5. District Manager's Report
6. Committee Reports

Charlene Wagner

Budget  
Environmental  
Ethics, Rules, Bylaws & Regulations  
Human Resources  
Land Use, Planning and Zoning  
Parks and Recreation  
Public Service  
Traffic and Transportation  
Youth Services Planning/Education

Albert Esposito  
Edward Canlon  
James Gallagher  
John Cassese  
Thomas Barlotta  
John Donohue  
Patricia Conway  
Frank Contrera  
Harold Kozak

7. Old Business
8. New Business
9. Adjournment

Please note: All Committee Chairmen MUST submit written reports at least one week prior to the regular Board Meeting. If you are unable to attend the meeting, please notify the District Manager or Chairman at (718) 356-7900.

**ATTENDANCE**

**Members Present:**

Ajello, Daniel  
Amerosi, Gerald  
Barlotta, Thomas  
Bodnar, Marie  
Capucci, Charles  
Cassese, John  
Catania, Phyllis  
Centineo, Philip  
Contrera, Frank  
Conway, Patricia  
DeRosa, Frank  
DiPilato, Michael  
Donahue, Patrick  
Donahue, John  
Esposito, Albert  
Farak, Sherif  
Felicetti, John  
Gallagher, James  
Killips, William  
Kozak, Harold  
Maresca, Patricia  
McKeon, Dennis  
Morano, Frank  
Ruch, Alice  
Sansone, Maribel  
Tanzi, John  
Venuto, Danny  
Zablocki, Thomas

**Members Absent:**

Calamia, Vincent  
Canlon, Edward  
Coghlan, Robert  
Fehling, George  
Lauria, Verna  
Mahaney, James  
Napoli, Helen  
Peruggia, Diane  
Raner, Dawn  
Tabacco, Todd  
Uttaro, Thomas

**Community Board Staff Present:**

Charlene Wagner, District Manager  
Stacey Wertheim, Community Associate

**Guests:**

William J. Smith, representing Congressman Michael Grimm  
Jason Razefsky, representing Borough President James Molinaro  
Michael Bryantsev, representing Borough President James Molinaro  
Paul Marrone, representing Assemblywoman Nicole Malliotakis  
Gregory Liss, representing Assemblyman Michael Cusick  
Rob Avaltroni, representing Councilman Vincent Ignizio  
Frank Santarpia, representing Councilman James Oddo  
Dee Vandenburg, President, Staten Island Taxpayers Association, Inc.  
Janine Materna, President, Pleasant Plains, Prince's Bay, Richmond Valley Civic Association  
Mark Stein, Staten Island Advance  
Detective Carey Billings, NYPD Organized Crime Control Bureau  
Philip Rampulla, Rampulla, Associate Architects  
Lisa Killips, Vice President, Wolf's Pond Pooches  
Joan Barr, Rossville resident  
Alex Zablocki, Tottenville resident  
Robert Militello, Great Kills resident  
Marianne Bongolan, Great Kills resident  
Linda Cohen, Great Kills resident

**Guests:**

Jack Thaon, Great Kills resident  
Leann Ericsonn, Great Kills resident

**PUBLIC CONTACT SESSION**

**Presentation by: NYPD Organized Crime Control Bureau**

***Detective Carey Billingsy***

The NYPD Organized Crime Control Bureau (NYPD OCCB) is one of the ten bureaus that form the New York Police Department. The Bureau is charged with the investigation and prevention of organized crime within New York City. This is mainly done through standard police investigation and the use of confidential informants. Detective Billingsy addressed the drug abuse problem on the South shore of Staten Island

- He explained the difference between an undercover police officer and a plain-clothes police officer. The undercover officer does not make the drug arrest.
- The phone number to call in a drug complaint is (646) 610-6610 (complaint desk)
- If you see something you must say something.
- The Borough of Staten Island has more drug store robberies than bank robberies.
- The NYPD Organized Crime Control Bureau will take your information when you call the complaint desk. They will not discuss any ongoing investigations or work that is about to begin in your community.
- He recommends more security cameras around drug stores. They should be visible so people know they are being recorded

**The Pleasant Plains, Prince's Bay, Richmond Valley Civic Association**

***Janine Materna, President***

Janine Materna is inviting everyone to the Great American Barbeque hosted by the Pleasant Plains, Prince's Bay, Richmond Valley Civic Association

- Location: Sequine Mansion, 440 Sequine Avenue, Staten Island
- Time: 1:00pm to 6:00pm
- Adult tickets are \$15.00 and Children (ages 6-13) \$7.00

**Wolf's Pond Park Dog Run**

***Lisa Killips, Vice-President of Wolf's Pond Pooches***

Wolf's Pond Pooches works hand in hand with volunteers and the NYC Parks Department to maintain and clean the dog runs at Wolf's Pond Park. Wolf's Pond Pooches is requesting regular deliveries of wood chips from the NYC Parks Department in order to maintain and resurface the area of the run.

**Presentation by: Philip Rampulla, Rampulla Associate Architects**

**70 Tennyson Drive, Block 5212 Lot 70, Staten Island, N.Y. 10308**

Philip Rampulla, representing the applicant, Tora Development LLC, gave the presentation for the proposed project on this 4.3-acre site by explaining why the developer chose to build a four (4)-story building at the location. The developer is permitted “as of right” to build twenty-three (23) two-family detached homes in this C3A Zoning District (rezoned from an R3-2 / C3A Zoning District after he purchased the property). Because the location is within the coastal flood zone, detached homes would have to be built on pilings without basements. There are no sanitary sewers at the location and the interceptor in Tennyson Drive does not permit house connections. The applicant owns a portion of the bed of the street. If he requests permission from the Board of Standards and Appeals to build in the bed of the street he could be permitted to build 40 dwelling units.

Mr. Rampulla stated the developer will open Tennyson Drive to the maximum width of 38 feet including curbs and sidewalks. There is discussion in progress with the Department of Parks & Recreation regarding their encroachment on the developer’s property (where the entrance to Seaside Nature Park was built) that could impede opening Tennyson Drive to the fullest width. Opening Tennyson Drive will provide additional emergency services access and furnish additional parking. Fitzgerald Street will be paved to the full width (30 feet) as part of the Builder’s Pavement Plan. Fitzgerald Street will not have a vehicle egress or curb cut into the development, but it will have a pedestrian path. The 100-vehicle parking garage is located at under the building at grade level. He also noted the four-story structure will appropriately compliment the area and demonstrated the height of the proposed structure compared to the nearby Port Regale complex.

**Discussion**

**Alex Zablocki, resident of Tottenville**

- ✓ Alex Zablocki spoke in opposition of the proposed BSA application
- ✓ In 2004 Alex Zablocki was a part of the initiative to rezone the Great Kills area from C3 to C3A. When C3A was adopted in 2005 it meant that all future developments would be detached housing or marine commercial uses in that zone
- ✓ Today we are faced with a developer who is filing an application for a variance under section 72-21 of the zoning resolution which would give him the right to build out of character with the community and out of the context of the zoning law
- ✓ The developer states that he meets all of the five criteria points that 72-21 requires
- ✓ Community Board #3 approved the down zoning application in 2005 (21-0-0)
- ✓ This project will not fit into the character of the community, it will bring more traffic to the community and there are flooding issues
- ✓ Alex Zablocki is asking the board to gather the facts that surround this case and disapprove it

**Robert Militello**  
**Marianne Bongolan**  
**Linda Cohen**  
**Carol Zirngibl**  
**Jack Thaon**  
**Leann Ericsonn**

**Area Residents in opposition of 70 Tennyson Dr.**

The area residents are asking that Community Board #3 deny the application as presented.

- ✓ The proposal does not fit into the character of the community
- ✓ “Visual corridors” need to be interpreted better so as to protect the beauty of the area
- ✓ In NYC it is illegal to restrict the sale of apartments to people who are only 55 and over
- ✓ 100 parking spots for 100 apartments is insufficient
- ✓ The streets are too narrow
- ✓ Strongly oppose the density of this project
- ✓ Hardships belong to the residents of the area and not just the developer

**Staten Island Taxpayers Association, Inc.**

***Dee Vandenburg, President***

Dee Vandenburg is asking the Community Board to deny Application # 73-11 BZ, 70 Tennyson Drive, Block 5212 Lot 70, Staten Island, N.Y. 10308.

**Staten Island Taxpayers Association, Inc.**

***Dee Vandenburg, President***

Dee Vandenburg discussed the new retail center to be built at 3875 Veterans Road West and Tyrellan Avenue. She is requesting the following:

- Dedicated right turn lane on Tyrellan Avenue northbound allowing vehicles to run onto Veterans Road East
- The road must be widened. If there is an application that comes before any city agency anywhere they must adhere to the widening line. Widening of the road must get done as new construction is being built
- Require the applicant to meet with DOT, City Planning, Staten Island Borough Hall, Councilman Ignizzio

**MINUTES**

**MOTION:** by Frank Morano “to accept the General Board Minutes of May 24, 2011”

**SECOND:** Charles Capucci

**VOTE:** 28-0-0

**MOTION:** PASSED

**Chairman’s Report – Frank Morano**

No Report

**1<sup>st</sup> Vice Chairperson – John Donohue**

No Report

**2<sup>nd</sup> Vice Chairperson – Phyllis Catania**

No Report

**3<sup>rd</sup> Vice Chairperson – Thomas Barlotta**

No Report

**Secretary – Frank Contrera**

No Report

**Treasurer – Maribel Sansone**

No Report

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

- 2011 Census/GSA CFL Program.
- As a result of the 2010 Census, the Census Bureau has a large quantity of computers, printers and servers which are being accessed through GSA's Computers for Learning Program (CFL). GSA provides procedures of how schools can acquire this equipment.
- Log onto GSA website: [www.computersforlearning.gov](http://www.computersforlearning.gov) for more information

**BUDGET – Albert Esposito**

No Report

**ENVIRONMENTAL – Edward Canlon**

Self-Explanatory

**HUMAN RESOURCES – John Cassese**

**MOTION:** *“Community Board #3 approve plans for mural paintings on the overpasses of the Korean War Veterans Parkway and send a letter to the Department of Transportation for permission to do so.”*

**SECOND:** Michael DiPilato

**VOTE:** 28-0-0

**MOTION:** PASSED

## COMMITTEE REPORTS

### LAND USE – Thomas Barlotta

#### Self-Explanatory

- **Application # 73-11 BZ, 70 Tennyson Drive, Block 5212 Lot 70, Staten Island, N.Y. 10308** *Tora Development LLC has filed an application for a Zoning Variance with the N.Y.C. Board of Standards and Appeals pursuant to Section 72-21 of the N.Y.C. Zoning Resolution to permit a new four (4) story age restricted residential building consisting of one hundred (100) Dwelling Units (Use Group 2) in a C3A Special South Richmond Zoning District which is contrary to the Use Regulations governing the subject site (Section 34-01 ZR).*

**MOTION:** *Thomas Barlotta “to deny the application due to the size and bulk of this project is too dense for the community, an approved DEP storm water management plan was not presented, and there is insufficient parking for guests and residents, and is contrary to the zoning of the area.”*

**SECOND:** Philip Centineo

#### **DISCUSSION:**

- ✓ *Albert Esposito:* would like to see more assisted living and senior housing built on Staten Island
- ✓ *John Donohue:* stated that there is no such thing as senior housing in New York State. There are 100 parking spaces for 100 units. On Staten Island the average amount of cars per household is (3) which would mean this project would need 300 parking spaces. Community Board #3 fought long and hard for zoning regulations that would satisfy the needs of people on Staten Island.
- ✓ *Frank Contrera:* stated that he has been consistent with his voting to turn down any (4) story buildings (A.M.E. senior housing and 55 Androvette Senior Housing) in the Community Board #3 District. He asks that the board stay consistent and vote down this project
- ✓ *Phyllis Catania:* would like to see Tennyson Drive open

**VOTE:** 26-2-0 (Esposito, Capucci)

**MOTION:** PASSED

- **Application # N060558RAR, 1281 Arthur Kill Road, Block 5900, Lot 120, S. I., N.Y. 10312**

*Modification of Group Parking Facility and Access Regulations Section 107-68 in the Special South Richmond District in an M1-1 Zone for an extension to an existing cellar and one story Commercial Center totaling 8517 sq. ft. (zoning fl. Area) 17,056.67 sq. ft. (code fl. Area) and an accessory off street parking lot for 30 cars.*

**MOTION:** *Thomas Barlotta “to approve the application as presented”*

**SECOND:** Patrick Donahue

**VOTE:** 28-0-0

**MOTION:** PASSED

- **Application # N100414RAR, N100415RAR, N100416NCR, 2875 Veterans Road West, Block 7469, Lot 190, Staten Island, N.Y. 10307**

*Charleston Property Group L.L.C. seeks to construct three one-story retail buildings, containing approximately 16,450 sq. ft. of floor area, and 87 parking spaces. City Planning Commission approval is required for the granting of authorizations pursuant to Zoning Resolution Sections 107-68 (Modification of Group Parking Facility and Access Regulations) for required parking in excess of 30 cars and two curb cuts along an arterial street, 107-65 (Modification of Existing Topography) , and 107-64 (Removal of Trees), and a Certification pursuant to Section 36-592 (Cross Access Connections) to enable the development on a currently undeveloped parcel of an appropriate amount of retail floor area that would be compatible with the surrounding neighborhood. The action would serve the needs of this area of Staten Island for retail space with adequate parking.*

**MOTION: Thomas Barlotta** “*To approve the application with the condition that the applicant, his architect and DOT re-examine the traffic patterns and evaluate the recommendations presented by the committee presenting an agreeable traffic strategy to the Community Board.*”

**SECOND: Patrick Donahue**

**VOTE: 28-0-0**

**MOTION PASSED**

**PARKS & RECREATION – John Donohue**

No Report

**PUBLIC SERVICE – Patricia Conway**

No Report

- Patricia Conway recommends that all faded street signs be replaced.
- Also, our streets are dirty, and we should have street sweepers routinely clean the district.

**TRAFFIC & TRANSPORTATION – Frank Contrera**

Self – Explanatory

**YOUTH & EDUCATION – Harold Kozak**

Self-Explanatory

**OLD BUSINESS**

No old business

**NEW BUSINESS**

- Thomas Barlotta thanked Rob Avaltroni from Councilman Vincent Ignizio’s Office for all his hard work and dedication. He will be leaving the councilman’s office for a different position.
- Dennis McKeon reminded everyone that Where to Turn will be collecting new unwrapped toys from now until November for tornado victims

**NOMINATING COMMITTEE – John Cassese**

The Nominating Committee would like to put forth the following candidates for office:

Frank Morano	Chairman
John Donohue	1st Vice Chairperson
Phyllis Catania	2nd Vice Chairperson
Thomas Barlotta	3rd Vice Chairperson
Frank Contrera	Recording Secretary
Maribel Sansone	Treasurer

John Cassese asked three times for motions from the Board on each Officer's position. There being no motions, Secretary Frank Contrera cast one vote for all candidates for office, except for the position of Secretary. John Cassese cast a vote for Frank Contrera as Secretary.

**MEETING ADJOURNED: Frank Morano**

Respectfully submitted,

*Frank Contrera*

Frank Contrera

Secretary