



The
City
of
New York

BOROUGH OF STATEN ISLAND
COMMUNITY BOARD 3

655-218 Rossville Avenue, Staten Island, N.Y. 10309

Telephone: (718) 356-7900 Fax (718) 966-9013

Website: www.nyc.gov/sicb3

GENERAL BOARD MEETING

MINUTES

January 24, 2012

The next monthly General Board Meeting of Staten Island Community Board #3 will be held on Tuesday, February 28, 2012 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.

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

5. District Manager's Report
6. Committee Reports

Charlene Wagner

Budget	Albert Esposito
Environmental	Edward Canlon
Ethics, Rules, Bylaws & Regulations	James Gallagher
Land Use, Planning and Zoning	Thomas Barlotta
Parks and Recreation	John Donohue
Quality of Life	Patricia Conway – Harold Kozak
Traffic and Transportation	Frank Contrera

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
Canlon, Edward
Centineo, Philip
Coghlan, Robert
Contrera, Frank
Conway, Patricia
DeRosa, Frank
DiPilato, Michael
Donahue, Patrick
Donohue, John
Esposito, Albert
Farag, Sherif
Fehling, George
Felicetti, John
Gallagher, James
Killips, William
Kozak, Harold
Maresca, Patricia
McKeon, Dennis
Morano, Frank
Napoli, Helen
Peruggia, Diane
Ruch, Alice
Sansone, Maribel
Venuto, Danny
Zablocki, Thomas

Members Absent:

Capucci, Charles
Cassese, John
Catania, Phyllis
Lauria, Verna
Raner, Dawn

Community Board Staff Present:

Charlene Wagner, District Manager
Stacey Wertheim, Community Associate

Guests:

Michael Bryantsev, representing Borough President James Molinaro
Julie Levine, representing Senator Andrew J. Lanza
Paul Marrone, representing Assemblywoman Nicole Malliotakis
Michael Coppotelli, representing Assemblyman Lou Tobacco
Gregory Liss, representing Assemblyman Michael Cusick
Frank Rapacciuolo, representing Councilman Vincent Ignizio
Frank Santarpia, representing Councilman James Oddo
Cindy Voorspuy, representing City of NY Parks Staten Island Borough Comm. Adina Long
Nick Dmytryszyn, Staten Island Borough President's Office
Tim Wenskus, Deputy Director & Senior Forester for the Natural Resources Group (NRG)
Lilly Farrell, DEP Borough Coordinator
Michael Schnall, Chief of Staff – PARKS Borough Commissioner
Joe Valentin, Vice President Staten Island Taxpayer's Association
John LaFemina, President Oakwood Beach Civic
Steve Clinton, south shore area resident

PUBLIC CONTACT SESSION

Steve Clinton, chapter leader at South Richmond High School

Steve Clinton asked Community Board #3 questions regarding the cell tower located at 40 Storer Avenue. The tower is very close to Public School 25 Annex "D".

Chairman Frank Morano addressed this issue.

- The property is city owned and had been selected for the site of a public safety wireless facility that will function as part of the citywide public safety wireless emergency response infrastructure known as the Channel 16 Project.
- The facility includes a 112 foot high telecommunications tower with a base station and (2) dish antennas and (5) whip antennas.
- On June 24, 2008, Community Board #3 voted 16 to 11 to adopt a resolution recommending approval of this application.

Staten Island Taxpayers Association, Inc.

Joe Valentine, Vice President Staten Island Taxpayers Association Inc.

Joe Valentine came before the board again to express his disapproval of the Port Authority toll increases. A few suggestions from Joe Valentine are:

- Joe Valentine had lawn signs printed with "NO TOLL HIKE" He asked everyone to purchase one to keep the message alive
- More meetings with elected officials
- Do not use the Port Authority Bridges
- Shop and spend only on Staten Island

Oakwood Civic Association John LaFemina, President Oakwood Civic Association

John LaFemina came before Community Board #3 to oppose the proposal to construct a day care center at 2977 Hylan Boulevard. Some of his concerns were:

- The rooftop playground would not efficiently reduce the noise of 50 youngsters playing outdoors.
- The design of the metal fire escape on the exterior of the building. Though this may conform to Fire Department regulations, it is unsightly to the neighboring residents.
- The lift for handicap egress is accessible only up to one story.

Presentation by: City of New York Park and Recreation – Community Wildfire Protection Plan

Timothy Wenskus, Deputy Director of Senior Forester for the Natural Resources Group (NRG)
Nick Dmytryszyn, Staten Island Borough President's Office

About the Plan

In 2003, Congress enacted the Healthy Forest Restoration Act (HFRA) which provides statutory incentive for federal agencies to address the priorities of local communities in developing and implementing hazardous fuel reduction projects on forested and other lands.

Although created with the devastating forest wildfires of the West in mind, the HFRA and the process of developing a Community Wildfire Protection Plan (CWPP) acknowledges the growing reality of communities in dangerous proximity to deadly wildfires of all kinds that pose tremendous risks to life, property, and infrastructure in associated communities and is one of the most dangerous and complicated situations firefighters face. To those outside of the Eastern Shore of

Staten Island, it might be unexpected to learn that such an area exists in the urban core of New York City. The source of these urban wildfires rests solely with stands of the invasive grass Common Reed (*Phragmites australis*). Capable of reaching heights in excess of twelve feet, the standing dead stalks are highly ignitable and capable of rapid spread. Residents of the Eastern Shore are all too aware of the potential and actual dangers they face from these wildfires, dangers that thankfully to date have not resulted in the tragic loss of life to either residents or firefighters. In the last fifteen years, 103 serious *Phragmites* brush fires have occurred within the Eastern Shore communities.

Developing a Plan

The initial step in developing a CWPP calls for the formation of an operating group with representation from local government, local fire authorities and the state agency responsible for protection and management of the state's natural resources. Together these three entities form the core decision-making team responsible for development of a CWPP. This core group is composed of:

- NYC Environmental Protection
- NYC Parks & Recreation
- NYC Fire Department
- NYS Environmental Conservation
- National Park Service
- Representative of the Staten Island Borough President's Office

Download the Draft [Community Wildlife Protection Plan](http://www.nyc.gov/parks/cwpp) at www.nyc.gov/parks/cwpp

Please feel free to send your comments regarding the Plan.

By mail:

NYC Parks & Recreation – Staten Island
Attn: CWPP
1150 Clove Road
Staten Island, NY 10301

By email:

staten.island@parks.nyc.gov

Discussion about the Plan

District Manager, Charlene Wagner asked the following questions:

1. When will the "CWPP" Community Wildlife Protection Plan be signed?
Response: As of this date, the plan has not been signed.
2. Does the "CWPP" have to go through an environmental review process before being signed?
Response: Yes, CEQA and State review
3. If yes, what is the status?
Response: No one would commit to who will be the lead agency for the CEQR environmental review.
4. Clarification for the record, do the CEQR and State Environmental Review have to be completed before the "CWPP" is signed?
Response: Yes

Chairman of Parks & Recreation Committee, John Donohue stated that NYC Department of Parks “PARKS” has a history of not following up on “stuff.” He believes “PARKS” will not be able to secure the funds needed to start the CEQR process.

Staten Island Borough President’s Office, Nick Dmytryszyn stated that the most important issue is to complete the CWPP, and with that can come funding from various agencies including city, state, and federal grants.

Community Board #3 board member, Albert Esposito asked when the community was notified about this plan?

MINUTES

MOTION: by Michael Dipilato *to accept the General Board Minutes of November 22, 2011*”

SECOND: Danny Venuto

VOTE: 29-0-0

MOTION: PASSED

MOTION: by Patricia Maresca *“to accept the General Board Minutes of December 13, 2011”*

SECOND: Frank DeRosa

VOTE: 29-0-0

MOTION: PASSED

Chairman’s Report – Frank Morano

No Report

1st Vice Chairperson – John Donohue

No Report

2nd Vice Chairperson – Phyllis Catania

No Report

3rd Vice Chairperson – Thomas Barlotta

No Report

Secretary – Frank Contrera

Due to the change in meeting date, anyone who did not attend the December 13, 2011 General Board meeting will be considered an excused absence.

Treasurer – Maribel Sansone

No Report

District Manager’s Report – Charlene Wagner

No Report

BUDGET – Albert Esposito

No Report

COMMITTEE REPORTS

ENVIRONMENTAL – Edward Canlon

Self-Explanatory

MOTION: by Edward Canlon “to send a letter to NYS DEC Opposing their ban on ballast discharging because it would destroy our Maritime industry in New York State.”

SECOND: Patrick Donahue

VOTE: 29-0-0

MOTION PASSED

ETHICS, RULES & BY-LAWS

MOTION: James Gallagher “to accept the resignation of Vincent Calamia from Community Board #3.”

SECOND: Michael Dipilato

VOTE: 29-0-0

MOTION PASSED

MOTION: by James Gallagher “for the removal of James Mahaney from Community Board #3 in accordance with the Rules of Procedure, Article X and the New York City Charter: Chapter 70 Section 2800..”

SECOND: Danny Venuto

VOTE: 29-0-0

MOTION PASSED

MOTION: James Gallagher “for the removal of Todd Tobacco from Community Board #3 in accordance with the Rules of Procedure, Article X and the New York City Charter: Chapter 70 Section 2800..”

SECOND: Marie Bodnar

VOTE: 29-0-0

MOTION PASSED

Chairman Frank Morano tried to contact James Mahaney during the summer and was unable to reach him. Frank Morano did speak with Todd Tobacco during the summer to discuss the consequences of his poor attendance record.

LAND USE – Thomas Barlotta

192-11BZ, 2977 Hylan Boulevard – Block 4301 Lots 36 & 39 – Alex Veksler, Owner of Record, has filed an application pursuant to Section 72-21 of the Zoning Resolution of the City of New York (“ZR”) and requests a variance of ZR 23-35 (Minimum Lot Width / Area), ZR 25-31 (Required Parking), and ZR 25-62/ZR 35-68 (Parking Lot Maneuverability), to allow for the development of a Use Group 3 child care center in an R2 (LDGMA) district.

MOTION: by Thomas Barlotta *“that Community Board 3 DENY the application for a variance for 2977 Hylan Boulevard based on the aforementioned objections by Board Members and residents.”*

1. If granted, it would affect the zoning requirements of the property should it be sold in the future.
2. Historically, Community Board 3 does not support applications that require new and/or additional curb cuts, or drive-thru operations on an arterial. Additionally, the forthcoming Bus Rapid Transit (meant to improve traffic flow) would be constantly burdened with motorists stopping to enter and exit these curb cuts.
3. The proposed stack parking, which although is workable for staff parking, is unsafe because the designated driveway and parking lot lack the proper space for manipulating a vehicle and cars will be forced to back out of the side driveway onto the front drive-thru.
4. Concerns regarding the width of the proposed curb cuts; they would require 90 degree turns entering and exiting the drive-thru, forcing motorists to project into two lanes of traffic on Hylan Boulevard.
5. Currently board members have observed clients dropping off and picking up in the restricted No Standing Zone, 4-7 p.m. on Hylan Boulevard, and that two separate adjacent buildings, operating as a day care facility, will further aggravate the parking and double-parking scenario on Hylan Boulevard.
6. The metal fire escape on the exterior of the building, although approved by the Fire Department, is unattractive to the neighboring residents.
7. The height of the stairway rise is not favorable for children. In an emergency requiring immediate evacuation, 50 small children cannot be carried out or properly assisted by 16 staff members. Navigating a staircase is challenging for small children, add the urgency and adult size stairs and it produces an unsafe condition.
8. Residents agreed with the Board Member’s concerns, and added that the rooftop playground would not efficiently reduce the noise of 50 youngsters playing outdoors.
9. The lift for handicap egress is accessible only up to one story.”

SECOND: Helen Napoli

VOTE: 29-0-0

MOTION PASSED

DISCUSSION

Land Use Committee Chairman Thomas Barlotta asked board members to read the objects made by the Land Use Committee on January 11, 2012 in regards to the application for 2977 Hylan Boulevard. He said architects will always look for a loophole to blatantly change the text amendment Community Board #3 worked so hard to create in addressing the day care, community facilities, and medical offices in residential areas. Thomas Barlotta thanked everyone on the Land Use Committee and John LaFamina from the Oakwood Civic Association who asked great questions and reviewed the application the night of the Land Use Committee Meeting.

N110206ZAR – 5316 Arthur Kill Road, Block 8024 Lot 49 (Tentative Lots 49 & 50) – Arthur Lee, LLC requests an authorization by the City Planning Commission pursuant to Section 22-43 of the Zoning Resolution to waive the requirements of Section 22-43, to allow the construction of a detached two-family residence with less than 75 percent of the floor area of one dwelling unit located above or below the other. This application is not subject to the Uniform Land Use Review Procedure (ULURP)

MOTION: by Thomas Barlotta “to DENY the application as presented as it does not fit the character of the neighborhood and:

- The proposal did not protect the character of the neighborhood, nor did it give the appearance of a two-family home where one apartment is situated either above or below one another.

Located in Tottenville, one of Staten Island’s oldest communities, a majority of neighboring homes were built in the early 1900’s and 1950’s; new semi-detached homes will not blend into the neighborhood.

- The double garage with one driveway (facing the street) gives the appearance of semi-detached residences.
- We oppose the intent to sell as two individual tax lots on one zoning lot because it portrays (side-by-side) semi-detached; it is atypical to sell a two-family as individual tax lots when the two-family units are above or below one another.

SECOND: Dennis McKeon

VOTE: 29-0-0

MOTION PASSED

MOTION: by Frank Morano “to send a letter to City Planning (with copies to our elected officials asking for their support) requesting a review and amendment of Section 22-43 of the Zoning Resolution which permits a waiver of the requirements, as we believe a loop-hole exists that is being exploited to permit semi-detached residences contrary to zoning law.”

SECOND: Thomas Barlotta

VOTE: 29-0-0

MOTION PASSED

DISCUSSION

Chairman Frank Morano discussed the importance of unanimously rejecting any application that comes before Community Board #3 that is requesting a waiver of requirements of Section 22-43 of the Zoning Resolution. Architects have discovered a way in which they can violate the R3A and R3X zoning law by building a two family home side by side. Each unit can then be sold as two separate units.

PARKS & RECREATION – John Donohue

Written Report Self-Explanatory

John Donohue stated that he was not present at the January Parks & Recreation Committee Meeting. He informed the board that Christopher Cushieri, Director for Claypit Ponds State Park

Preserve and Officer Jamie Hardison from the NYS Parks Police were present and spoke about the overpopulation of deer and the problems they present in our community.

John Donohue said, “I contacted them before this meeting and I asked him to postpone his visit here until next month’s meeting so I’m going to ask the board to send him a letter again to attend next month’s meeting and I will tell you the reasons why. The three people that can say anything about environmental with any expertise or maturity was myself, Tom Zablocki and Frank DeRosa and we weren’t present at this meeting so a lot of this stuff he brought up was stuff that we could have talked to him about with an intelligent conversation but the big thing I want everybody to know

here is we already presented to this board a deer management plan. The deer management plan was presented I guess about three, four years ago. It was done in cooperation with DEC. DEC had an input into the plan and helped us write our plan. The board in its infinite wisdom didn't listen to us and they voted it down. I would like to resurrect that plan on deer management. As I say, it's there, we talked about habitat, most people in this room couldn't identify habitat. I'm going to ask that they come back this month and we will talk to them and I'm sure that the people there could do something will really talk. We thought we would see them Saturday and they didn't appear where we were on Saturday. That's the best I can tell you on that."

QUALITY OF LIFE – Patricia Conway

Self-Explanatory

MOTION: by Patricia Conway *“to send a letter to Governor Andrew Cuomo and Staten Island’s elected officials to ask for their support to enact a law that would require photo identification for voters in New York State.”*

SECOND: John Felicetti

VOTE: 29-0-0

MOTION PASSED

TRAFFIC & TRANSPORTATION – Frank Contrera

Self-Explanatory

OLD BUSINESS

None

NEW BUSINESS

- John Donohue informed the board that we no longer have a State Park Ranger on Staten Island. The new Ranger is responsible for covering Regions 1 and 2 which covers Long Island to Staten Island.
- Where to Turn currently has 2800 seniors requesting assistance. Where to Turn needs volunteers to commit to shovel one home each time it snows. Students who volunteer will receive (10) hours of community service credit.
- Anyone interested can contact Where to Turn (718) 966-6531 or www.where-to-turn.org

MEETING ADJOURNED: Frank Morano

Respectfully submitted,

Frank Contrera
Frank Contrera
Secretary