

LAND USE PUBLIC HEARING, FEBRUARY 2, 2009 – 8:00 P.M
BOARD OFFICE
HELD JOINTLY WITH THE TRANSPORTATION & WATERFRONT
COMMITTEES

LAND USE MEMBERS

Vincent Accornero, Chairman
Christopher Rooney, Co-Chair
Marilyn Averett
Anthony Cosentino
George Doyle
Anthony Marra, Ex. Officio
Friday Ogbewele
Leticia Remauro
Ken Tirado
Mark Washington
George Wonica, Jr. Excused
Camille Zarrelli, Excused

GUESTS

Stanley Mroz, Rep. MOA Janelle Hyer-Spencer
Kirsti Jutila, SI, Dept. of City Planning
James Miraglia, SI, Dept. of City Planning
Liz Kays, SI, Dept. of City Planning
Margaret Garcia, Architect 124 Montgomery Ave.
Vincent Polimeni, NYS Laborers' Union
Barry Masterson, Stuyvesant Place
Ronald Meisels, 3St. Paul's Ave. resident
Ron Moletto, 124 Montgomery Ave.
C. Masulo, 124 Montgomery Ave.
Diane Flores, Ramsey Place resident

WATERFRONT MEMBERS

Curt Ward, Chairman
Harold Wagner, Co-Chair
Loretta Cauldwell
Linda Eskenas, Absent
Timothy Forsyth
John Pabone, Absent
Terry Player, Leave of Absence
Joan Rendell, Excused

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

TRANSPORTATION MEMBERS

Richard Zichettello, Co-Chair
Sean Sweeney, Absent
John Guzzo
Jeanine Borkowski, Excused
Nicholas Siclari
John Strandberg, Jr.

The Land Use Public Hearing was called to order at 8:10 P.M.

1. The first item on the agenda was the Department of City Planning Application No. N090185 ZRR – Cross Access proposed Text Amendment that would require a travel lane between commercial or community facility uses to allow vehicles to move between adjacent developments without reentering traffic.

Mr. James Miraglia showed a power point presentation. The amendment seeks to reduce traffic on roads in Staten Island, as well as create a safer pedestrian and vehicular environment. The amendment would affect all commercial and community facility uses with at least 18 parking spaces in a C4-1, C8 and M district in Staten Island.

2. Department of City Planning Application No. N 090239 ZRY, proposed text amendment which will primarily modify design regulations for public access areas. The proposed changes will generally apply to new residential and commercial developments on waterfront lots in medium and high density zoning districts, and to commercial and community facility developments on waterfront lots in lower density residential manufacturing districts.

Ms. Kirsti Jutila showed a power point presentation. The purpose of the amendment is to improve the quality of waterfront public access areas and allow for greater design flexibility. This proposal will ensure the development of inviting spaces on waterfront properties that are accessible to the public.

Under the current rules which were adopted in 1993, modifications to the public access requirements to address difficult variations in topography, lot configuration and shoreline conditions found on the waterfront are available through authorizations, special permits and text amendments. In Staten Island, one Waterfront Access Plan was submitted and approved, the Stapleton Waterfront.

The proposed text would modify existing design standards for all mandated waterfront public access areas on private property.

Chairman Anthony Marra recommended that while owners have to provide public waterfront access and must clean the waterfront they should have the option to keep the waterfront with its natural features and not be mandated to put in amenities such as benches, lounge chairs, flowering trees, etc.

The full text amendments are available on line. You can go to www.NYC.GOV, search Department of City Planning and click on the applicable text amendments on the Department of City Planning's Website.

3. Board of Standards & Appeals Calendar No. 317-08-A, **124 Montgomery Avenue** – an application has been filed for approval of construction of an as-of-right three-story with penthouse multi-family building in the bed of a mapped street.

Ms. Margaret Garcia, Architect for 124 Montgomery Avenue explained this is an as-of-right application for building permit that is in the bed of a mapped street. Lot coverage, rear side yard requirements, and building height are within the maximum allowable restrictions. The subject site is within the R-5 district and within the Special Hillside Preservation District - Tier 1. The total floor area is 5,005.sq. ft which is well below the allowable floor area of 6,746 square feet.

There will be four off-street parking spaces in the rear and one ADA, off-street parking space in the front.

The area immediately surrounding the property consists of a mixture of commercial and residential buildings.

Land Use Chairman, Vincent Accornero and SI City Planner, James Miraglia questioned the 25 ft. rule since a portion of the property lies within a C4-2 District. Would a commercial use need to be applied on the first floor?

Mr. Miraglia said he would look into it and would try to have an answer for the Board Meeting on February 10, 2009.

4. Department of City Planning Application No. N 090063, **15 Woodside Avenue** – Authorization is requested to develop in the Special Hillside Preservation District, a one family detached home.

Ms. Flores a resident who resides at 3 Ramsey Place asked if the house was going down the hill to Ramsey Place. After Mr. Accornero explained where the site was Ms. Flores said it was not close to her home or near Ramsey Place.

A representative of 15 Woodside Avenue was not in attendance. Mr. George Bramwell, President of the Serpentine Arts & Nature Commons reviewed the application prior to the meeting. Mr. Bramwell did not have an objection to the authorization. Mr. Bramwell said, “the building will only slightly cut into the steep slope, any building would have to cut into the steep slope but this is one of the better authorizations. If a larger home or a two-family home were requested, it would not be good.”

Mr. Tirado, Chairman of the Silver Lake/Sunnyside/Westerleigh Area Committee showed pictures of the sight. He said the home does not fit into the surrounding area. Mr. Tirado did not have a copy of the application at his meeting for review.

Public Hearing Closed.

The following motions were made, seconded, and voted on as follows:

Motion to approve Department of City Planning Application No. N090185ZRR – Cross Access Text Amendment with the conditions that: The Department of City Planning considers offering the following incentives for existing developed property owners.

- 1. An expedited approval process for any developed property owner that asks for a special permit.**
- 2. Facilitate the coordination of approves with the multi-government agencies that have domain over the permits.**
- 3. All administrative, filing and permit fees with respect to allowing an existing developed lot to be cut through be waived by all the agencies involved.**
- 4. Allow owners to utilize their existing plans and drawings for minor or moderate access cuts so an architect will not have to redraw the lot with respect to the current proposal and,**
- 5. Clear directional (i.e., north) markings of egress roads be mandated as part of the plan.**

Roll call vote taken of the Land Use Committee. Vote passed 10-0-0.

Motion to approve the Department of City Planning Application No. N 090239 ZRY – Waterfront Text Amendment with the condition that the public access hours remain the same.

Roll call vote taken of the Land Use Committee. Vote passed 8-2-0.

Motion made to approve Board of Standards and Appeals Application No. 317-08-A, 124 Montgomery Avenue for an as-of right multi-family building with penthouse in the bed of a mapped street with the recommendation that if adjacent C4-2 zoning

is determined to apply to a portion of the property, that any regulation that would preclude placement of ADA space within that portion of premises be waived.

Roll call vote taken of the Land Use Committee. Vote passed 10-0-0.

Motion made to deny Department of City Planning Authorization No. N 090063, 15 Woodside Avenue for a one-family detached home.

Roll call vote taken of the Land Use Committee. Vote failed 5-5-0.

Whereas, the recommended lot coverage under the Special Hillside Preservation District is 12.5%; and,

Whereas, this application proposes 17.5% lot coverage

Be it hereby resolved that: Community Board #1 approves Department of City Planning Authorization No. N 090063, 15 Woodside Avenue for a one-family detached home with the condition that the applicant reduce the lot coverage closer to the compliant amount and create a minimum of an 8-foot south side yard.

Roll call vote taken. Vote passed 8-2-0.

Land Use Committee Meeting adjourned at 10:45 P.M.
