

LAND USE PUBLIC HEARING, JANUARY 5, 2009 – 8:00 P.M. BOARD OFFICE

MEMBERS

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

GUESTS

Leonard Garcia-Duran, Director DCP, SI
Roselle Leader, DCP, SI
Liz Kays, DCP, SI
Inspector Anthony Tria, NYPD
Inspector Louis Cevetello, NYPD
Inspector Daniel Diehl, NYPD
Fred Wilmers, Architect, Rep. NYPD
William Gallo, Architect, Rep. NYPD
Alex Kogan, Dept. of Design & Construction
Vincent Polimieri, Union
Frank Marascio, CCWDC
John Kilcullen, Westervelt Civic Assn.
Teveah Platt, SI Advance

OFFICE STAFF

Lisa Crosby, Community Associate

Mr. Vincent Accornero called the meeting to order at 8:05 P.M.

1. Department of City Planning Application No N 090191ZRY, proposed text amendment to require indoor, secure, long-term bicycle parking in new multi-family residential, community facility, and commercial buildings. The proposed text amendment would provide for bicycle parking and storage both at home and in the workplace, with standards that serve the needs of cyclists while providing flexibility to accommodate the needs of development.

Mr. Leonard Garcia-Duran, Director of the Department of City Planning, Staten Island and Ms. Liz Kays gave a power point presentation on the above referenced zoning text amendment.

The goals are for new or significantly enlarged buildings and buildings converted to residential use to have facilities for secure parking and long-term storage of bicycles:

- Multifamily residential** – provide parking where bicycles are stored most of the time.
- Commercial and community facilities** – provide parking for employees to support bicycle commutation.
- Public parking garages**- support bicycles as a transportation mode.

Balance bicycle parking with the needs of new development: allow a range of parking solutions and flexibility in meeting requirements; will not count required facilities toward floor area; would allow waiver of requirements for small buildings and other unusual conditions.

The general requirements are: 15 square feet per bicycle parking space; space can be reduced to 6 square feet with efficient parking systems; requirements apply to new buildings, enlargements of 50% or more, conversions to residential use; parking must be enclosed, secure and accessible to designated user; bicycle parking does not count as floor area; (up to a maximum amount requirement) allow enclosed bicycle parking as permitted obstruction in rear yards; and requirements are waived for residential buildings with 10 or fewer units.

2. Department of City Planning Application Nos. 080106 ZSR and 080107PSR, applications submitted:

- for the site selection of property for use as a police station house at **970 Richmond Avenue**; and
- to allow a police station to be located in a residence district; and
- to allow the applicable district bulk regulations for community facility buildings.

Mr. Fred Wilmers, Architect, showed plans for the new 121st Pct. to be located at 970 Richmond Avenue. The Police Department has already acquired the land.

The facility would be a two-story 48,000 square foot building with 103 off-street parking spaces for police officers and staff in the rear of the building and 5 public parking spaces in the front of the building.

The exterior cladding of the building mass is a low luster stainless steel formed panels that provide the horizontal and linear pattern of the building. Anchoring the building to the surrounding grade is a base made of natural granite.

The building, as shown would meet Silver LEED certification mostly through energy efficiency.

Inspector Anthony Tria, New York City Police Department explained the 121st Precinct has the support of the Mayor and the Police Commissioner. The money is there.

The creation of the new 121st Pct. is a response to the growing population of Staten Island and the statistically high crime area surrounding the proposed project. The 121st Pct. would be located on the northwestern shore of Staten Island, created from the western portions of the existing 120th and 122nd precincts.

3. Department of City Planning Application No. N 080493 ZAR, application submitted to authorize a commercial use within the Special Hillside Preservation District in order to construct a mixed-use building at **481 Jersey Street**.

A representative was not present for the above referenced application.

Public Hearing closed at 9:20 P.M.

LAND USE COMMITTEE MEETING

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

1. Department of City Planning Application No N 090191ZRY, proposed text amendment to require indoor, secure, long-term bicycle parking in new multi-family residential, community facility, and commercial buildings.

Motion to approve as presented. Roll call vote taken. Vote passed 9-1-0.

2. Department of City Planning Application Nos.080106 ZSR and 080107PSR, applications submitted:

- for the site selection of property for use as a police station house at **970 Richmond Avenue**; and
- to allow a police station to be located in a residence district; and to allow the applicable district bulk regulations for community facility buildings.

Motion made to approve applications with the request that the Architects increase the public parking spaces by any means possible. Roll call vote taken. Vote passed 10-0-0.

3. Department of City Planning Application No. N 080493 ZAR, application submitted to authorize a commercial use within the Special Hillside Preservation District in order to construct a mixed-use building at **481 Jersey Street**.

Motion made and seconded to approve the application. Motion passed 9-1-0.

Mr. Wonica mentioned a new Fire Department Code that they just made stating that if a street is less 38 feet across and you do an alteration to your home you have to install a sprinkler system costing approximately \$20,000.

Ms. Remauro, Second Vice-Chairwoman and Chairwoman of the Rules & Legislative Affairs Committee said it would be discussed at the next Rules Meeting.

Meeting adjourned at 9:55 P.M.

