

**LAND USE PUBLIC HEARING, JULY 17, 2008**  
**MT. CARMEL HALL, 36 AMITY STREET**

**MEMBERS**

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

**GUESTS**

Mark Zink, Rep. MOA Titone  
Jeannette Beck, Rep. Councilman Oddo  
Michael Taylor, N.Y.C. E.D.C.  
Doug Jones, N.Y.C. E.D.C.  
Marty Lee, N.Y.C. E.D.C.  
John Ramos, Rep. 2525 Victory Blvd.  
Maura Yates, SI Advance  
Janet Rooney  
Carol Ann Labita  
Carmen Rivera  
Kevin Branciforte

Chairman Christopher Rooney called the meeting to order at 7:41 P.M..

The following items were on the agenda.

1. Department of City Planning Application No. C 080507PPY, an application has been submitted by the Department of Transportation for the disposition of two city-owned properties located at the St. George Ferry Terminal.
2. Department of City Planning Application No. N 080265 ZAR, application requests authorization of commercial use located within the Special Hillside Preservation District for a proposed three story mixed-use building with two dwelling units, retail on the first floor and two off street parking spaces at 449 Jersey Street.
3. Board of Standards & Appeals Application No. 719-56-BZ, an application has been submitted to waive the rules of practice and procedure and reinstate the zoning variance that was granted under previous application since it has lapsed at 2525 Victory Blvd.

Mr. Michael Taylor, Mr. Doug Jones and Marty Lee from the New York City Economic Development Corporation (EDC) explained the application is for a transfer of two city-owned properties located at the St. George Ferry Terminal to the New York City Economic Development Corporation who will handle the leases of the properties at both the St. George Ferry Terminal and the Whitehall Ferry Terminal.

Mr. Taylor explained EDC took over the leasing after the Ferry Terminal Management Group, the leasing company originally hired by DOT was ousted. EDC expects to have revenue from the new tenants by March or April of next year.

The EDC is trying to entice tourists and regular ferry passengers to get off the boat and walk around, see what is around, venture out into the surrounding neighborhood. The type of businesses EDC would like to attract are restaurants, flower shops, shoe repair etc.

A representative was not in attendance for 449 Jersey Street.

Mr. Rooney explained the application for 449 Jersey Street is an authorization of commercial use located within the Special Hillside Preservation District for a proposed three-story mixed-use building with two dwelling units, retail on the first floor and two off street parking spaces.

Mr. Rooney explained the previous application for 2525 Victory Blvd. that CB#1 heard in January of 2008 was withdrawn under a different applicant.

Mr. Ramos representing 2525 Victory Blvd. explained the application is to waive the rules of practice and procedure and reinstate the zoning variance that has lapsed. The waiver of the rules is necessitated by the inactivity of previous applicants and by the confusion that existed with regard to responsibility for obtainment of certificates of occupancy after the merger of Exxon and Mobil.

The site is located on the north side of Victory Blvd. at the northwest corner of Willowbrook Road.

Land Use Public Hearing Closed.

### **Land Use Committee Meeting.**

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

#### **MOTION**

**Community Board #1 approves the application submitted by the Department of Transportation for the disposition of two city-owned properties located at the St. George Ferry Terminal, Staten Island and the Whitehall Ferry Terminal, Manhattan so long as the following conditions are met:**

- 1. A tenant is found for the two premises within 9 months and the tenants are presented to Community Board #1 and;**
- 2. That EDC agrees to enter into a Memorandum of Understanding with Community Board 1 that will require, among other things, that the core and shell of the space be developed according to the environmental standards adopted by New**

**York City which require the use of low VOC paint, low flow water fixtures and Energy Star appliances to reduce electricity use. These stipulations should be conditions that must be attached to these parcels in perpetuity.**

**Roll call vote taken. Vote passed 6-4-0.**

**MOTION**

**Community Board #1 approves the Department of City Planning Authorization request for 449 Jersey Street.**

**Roll call vote taken. Vote passed 9-1-0.**

**MOTION**

**Community Board #1 approves the application with the conditions that a substantial landscape buffer must be planted and provisions be made to curtail motor vehicles from using the automotive service station to avoid the traffic light at Victory Blvd. and Willowbrook Road.**

**Roll call vote taken. Vote passed 10-0-0.**

Meeting adjourned at 9:20 P.M.