

**LAND USE PUBLIC HEARING – NOVEMBER 3, 2008 – 8:00 P.M.**  
**BOARD OFFICE**

**MEMBERS**

Christopher Rooney, Chairman  
Vincent Accornero, Co-Chair  
Marilyn Averett, Excused  
Anthony Cosentino  
George Doyle  
Anthony Marra  
Friday Ogbewe  
Leticia Remauro, Excused  
Ken Tirado  
Mark Washington  
George Wonica, Jr.  
Camille Zarrelli  
Megan Delmar, Chair St. George/  
West Brighton

**GUESTS**

Mr. Charles Magrino, A.I.A., Brighton Ave.  
Mr. Timothy Boyland, Rep. Brighton Ave.  
Mr. & Mrs. Peter Yourke, Brighton Avenue  
Dee Vandenburg, SI Taxpayers Association Inc.  
Chris Beatty, Gordon Place  
Theo Dorian, Pres. St. George Civic  
Hal Kennedy, Lafayette Avenue  
Rama Chorpash, St. Mark's Place  
Fritzi Link, St. Mark's Place  
Rainer Otto, St. Mark's Place  
Kerstin Tentesch, St. Mark's Place  
Jim Ferreri, Highland Avenue  
Michael Horwood, St. Mark's Place  
Vincent Albiano, Brighton Avenue  
Ron Meisels, Stapleton Resident

**OFFICE STAFF**

Joseph Carroll, District Manager  
Lisa Crosby, Community Associate

Mr. Christopher Rooney called the meeting to order at 8:15 P.M.

1. Department of City Planning Application Nos. N 080226 ZAR and N 080225 proposal to subdivide improved property to construct eight additional dwelling units, (two 4-family buildings) on Tier II property containing steep slope and creating three zoning lots in the Special Hillside Preservation District on Brighton Avenue east of Sumner Place.

Mr. Charles Magrino, A.I.A showed plans and drawings of the subject property which is an R3-2 District in the Special Hillside Preservation District. It consists of two tax lots, one which is developed with an existing semi-detached residence. The construction of the garage was facilitated by leveling the surrounding area which, likely, in effect created a "man-made" steep slope behind and it is this "steep slop", along with another area of steep slope at the southwest corner of the site, that causes the need for the authorizations requested.

It is intended to subdivide the property into three separate zoning lots comprised of five individual tax lots. The existing residence will sit on its own zoning /tax lot while the remaining two zoning lots will each be occupied by a four-family residence and each will consist of two tax lots. The four-family residences will be split into two, two-family homes.

A resident of 200 Brighton Avenue said sewers that are currently in place do not handle the current homes on Brighton Avenue.

Ms. Dee Vandenburg expressed concern about the combined sewers throughout all of Staten Island. They are not capable of handling all the new building on Staten Island.

2. An application has been submitted to the New York City Landmarks Preservation Commission for a Certificate of Appropriateness for an enlargement of the existing home, make use of “green” building techniques and include the preservation of existing old-growth trees at 112 Carroll Place.

Mr. Timothy Boyland Architect and the owners of the property Mr. & Ms. Peter Yourke showed photographs of Carroll Place and provided drawings of the property.

The plan is to design a harmonious residential enlargement use “green: building techniques and, include the preservation of existing old-growth trees.

The enlargement will comply with the as-of-right zoning regulation governing the site; limit visibility of the new structure from the public right-of-way and buffer neighbors; properties by retaining mature, old growth trees; retain a substantial portion of the properties gardens at front and rear of the lot by maintaining a conservative building footprint – less than the maximum permitted; increase living space from 680 square feet to 2,638 square feet.

Residents on St. Mark’s Place expressed concern of the size of the building, the current design being very modern, not fitting in with the historic district and setting a precedent for new buildings on Carroll Place.

Land Use Public Hearing Closed

Land Use Committee Meeting.

The following items were discussed and voted on as follows:

**Brighton Avenue**

Whereas, the application was reviewed by the Land Use committee and the community and,

Whereas, the incursion into the steep slope is substantially greater than allowed,

Be it resolved that: Community Board #1 recommends reducing the development to two two-family units.

Be it further resolved that: Community Board #1 requests the Department of Environmental Protection inspect the combined sewer system at the site to insure it is adequate for the new homes.

Roll call vote taken. Vote passes 6-4-0.

### **112 Carroll Place**

The Application for the Certificate of Appropriateness for 112 Carroll Place has been submitted and reviewed by the Land Use Committee; and,

Whereas, the comments of both the applicant and the community members present have made it clear that the community understands and supports the applicants needs for an enlargement of the existing structure to accommodate their family needs; and

Whereas, some members of the community have expressed objection or concerns of the size and scale of the proposal,

Be it resolved that: Community Board #1 forward this proposal back to the Landmarks Preservation Commission with this comment. The size and scale may not be appropriate within the Historic District.

Roll call vote taken. Vote passed 7-2-1.

Meeting adjourned at 11:10 P.M.