

LAND USE PUBLIC HEARING, OCTOBER 6, 2008, BOARD OFFICE

MEMBERS

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

OFFICE STAFF

Joseph Carroll, District Manager
Lisa Crosby, Community Associate

GUESTS

William Taite, Rep. Councilman McMahon
Nicole Campo, S.I. City Planning
Phil Rampulla, Rampulla Assoc. Architects
Eric Palatnik, Esq.
Sam El-Meniawy, Land Planning and
Engineering Consultants, P.C.
John Kilcullen, Westervelt Ave. Civic
Jeff Gallo, Westervelt Ave. Civic
Maureen Campbell, Harvard Ave.
Bettina Seijot, East Buchanan Avenue
Kenneth Brown, East Buchanan Avenue
Vincent Montalbano, Highview Avenue
Hal Kennedy, Lafayette Ave.
Marilyn Keshecki, Franklin Ave.

Chairman Christopher Rooney called the meeting to order at 8:09 P.M.

1. Department of City Planning Application Nos. N 050351ZAR and N 050352ZAR, applications have been submitted to certify future subdivision and to authorize development and site alterations on zoning lots having a steep slope in order to construct seven single-family houses and seven two-family houses within the Special Hillside Preservation District at East Buchanan and Fillmore Streets, Eadie Place and Highview Avenue.

Mr. Phillip Rampulla showed the plans for the homes. The intention of the owner of the property did not want to open up Eadie Place which is a dead end. The Department of Transportation and the Fire Department are requiring the opening of the street to go through for safety reasons.

The existing city streets abutting the subject development are mapped with widening lines of varying widths. A Builder's Pavement Plan was developed after a joint review by the New York City Department of Transportation. And the New York City Department of Buildings. The streets surrounding this development will be widened from their existing width and new curbs and sidewalks will be installed where none existed. Approximately 8 catch basins will be installed along the curbs. Concrete curb walls are proposed in the areas of required accessory off-street parking spaces. The proposal is to install individual drywells or yard drains on the property in accordance with Local Law 103/89.

It was noted by Mr. Hal Kennedy, Mr. Vincent Montalbano and Mr. George Bramwell who attended the Area Committee Meeting that the above proposal is not a bad plan. It might actually help with the water problems in the area. It is necessary for someone from the community to oversee the project to insure all of the trees are not cut down or trees that are not subject to removal be removed.

Some of the area residents present at the Land Use Public Hearing stated there were water problems in the area due to the hill.

Mr. Rampulla responded he is not responsible for the current water problems in the area. The proposal is to avoid the majority of steep slope. Major portions of the steep slope will be preserved in its natural condition. Trees are being preserved to the greatest extent possible. Over 60% of the trees are being preserved.

2. Board of Standards & Appeals Application No. 117-97-BZ, an application has been submitted for an extension of a variance at 1112 Forest Avenue, (Basille's Restaurant).

Mr. Sam El-Meniawy, Land Planning and Engineering Consultants, P.C. explained the application is for an extension of a variance for a term of 10 years.

A letter was given to Chairman Rooney and the Land Use committee with a revised SOC Application to correct sections of the Department of Buildings application and revised Certificate of Inspection and Compliance to reflect the Department of Buildings Certificate of Occupancy approval minor deviation from the previous approval. Also submitted were revised elevations to reflect a flat roof in the 2nd floor back area instead of the pitched as approved by the Department of Buildings.

Mr. Ken Tirado has a friend who lives in back of Basille's who has stated that loud music is sometimes heard from the roof of the restaurant.

All of the plans are on file at the Board Office for review.

LAND USE COMMITTEE MEETING

1. Board of Standards & Appeals Application No. 117-97-BZ, an application has been submitted for an extension of a variance at 1112 Forest Avenue, (Basille's Restaurant).

Ms. Camille Zarrelli made a motion to approve the extension of a variance for a term of 10 years with the condition that the music be minimized to a low decibel at 11:00 P.M. Sunday through Thursday and Midnight on Friday and Saturdays. Ms. Leticia Remauro seconded the motion. Roll call vote taken. Vote passed 8-1-0.

Community Board #1 will reach out to the owner of Basille's asking for a phone number where she can be reached other than the restaurant if there are complaints of loud music after the specified hours.

2. Board of Standards & Appeals Application Nos. 70-08-A, 71-08-A, 72-08-A, 73-08-A, 74-08-A and 75-08-A, 215 a,b and c Van Name Avenue and 345 a,b and c Van Name Avenues. The owner wishes to seek a determination that the owner of the premises has acquired a common law vested right to continue development commenced under the prior R3A zoning designation.

Ms. Remauro made a motion to approve the application, Mr. George Wonica, Jr. seconded the motion. Roll call vote taken. Motion passed 7-2-0.

3. Department of City Planning Application Nos. N 050351ZAR and N 050352ZAR, applications have been submitted to certify future subdivision and to authorize development and site alterations on zoning lots having a steep slope in order to construct seven single-family houses and seven two-family houses within the Special Hillside Preservation District at East Buchanan and Fillmore Streets, Eadie Place and Highview Avenue.

Ms. Leticia Remauro made a motion to approve the application and Ms. Marilyn Averett seconded the motion with the following conditions:

- ❖ **That there be deed restrictions preserving the open spaces, and;**
- ❖ **That the tax lot with the very large open space remain attached to the houses and not separated, and;**
- ❖ **That wherever possible, environmentally friendly material be used in the construction of the houses with minimum degradation to the natural hillside, and;**
- ❖ **That regular inspections be conducted to the site either by a certified arborist or licensed landscape architect and those inspections be done with a local community board member to insure trees are not completely removed from the site or that trees are removed other than what is in the landscaping plan.**

Roll call vote taken. Vote passed 8-0-0 (1 ineligible).

An inquiry will be made to the Department of Transportation on the feasibility of leaving the streets that are currently cobblestone improved with cobblestone.

4. Department of City Planning Application Nos. N 060075ZCR, N060076ZAR and N060077ZCR, applications have been submitted to certify future subdivision to authorize modification of grading controls to construct fourteen two-family houses within the Special Hillside Preservation District at Hendricks and Westervelt Avenues.

Ms. Remauro made a motion to approve, Mr. Anthony Cosentino seconded the motion with the following conditions:

- ❖ **that the buildings are constructed utilizing green technology, and;**
- ❖ **low heat glass, and;**
- ❖ **The exterior retaining walls should be constructed using natural stone material, and;**
- ❖ **That natural fences be used to mitigate the negative impact on the surrounding environment and preserve the historical wall and keep in character with the existing neighborhood, and;**
- ❖ **All vegetation be planted on the lots be similar to the natural surrounding environment and be kept at a maximum and use every available space for planting, and;**
- ❖ **The home at the corner of Westervelt and Benziger Avenues have a Westervelt Avenue address without compromising the historic Westervelt Avenue wall.**

Roll call vote taken. Vote passed 7-2-0.

5. Department of City Planning Application No. N 080255 ZAR, authorization to facilitate the development of an 8-story non-profit residence for the elderly at 190 Broad Street.

Ms. Marilyn Averett made a motion to disapprove Mr. Cosentino seconded the motion due to the height of the buildings, the parking that is being offered is not sufficient for the number of apartments that will be located in the buildings.

Roll call vote taken. Vote passed 6-1-2 to disapprove.