

COMMUNITY BOARD 3
LAND USE COMMITTEE MINUTES
January 22, 2009

Following are the minutes from the Land Use Committee of Community Board #3 Public Hearing held Wednesday, January 22, 2009 at 7:30 p.m. in the Community Board 3 offices located within the Woodrow Plaza Shopping Center, 655-218 Rossville Avenue, Staten Island, New York, 10309:

ATTENDANCE:

Committee Members Present:

Philip Centineo, Chairman	James Mahaney
Frank Morano, Chairman of the Board	Thomas Barlotta
Frank Santarpia	Alice Ruch
Patrick Donahue	Thomas Uttaro
Helen Napoli	Albert Esposito

Committee Members Absent:

Charlie Capucci

Staff:

Marie Bodnar, District Manager

Other Attendees:

Tina Vultaggio, Department of City Planning Staten Island
 Len Garcia-Duran, Department of City Planning Staten Island, Director
 Chouloute Roland, Department of Parks
 Colleen Alderson, Department of Parks

PUBLIC CONTACT SESSION:

Frank Morano gave an update on Board of Standards and Appeals application 45-08BZ, 55 Androvette Street Senior Citizen Apartments. The proposed project has been revised from four-story residential building with 108 dwelling units and 76 parking spaces to three-story residential building with 81 dwelling units and 76 parking spaces.

Bicycle Text Amendment - CEQR #09DCP029Y / ULURP #N09019ZRY – **The Department of City Planning is proposing a text amendment to the zoning resolution to require indoor, secure bicycle parking in new multi-family residential, community facility and commercial buildings in all zoning districts.**

Len Garcia-Duran and Tina Vultaggio from the Department of City Planning discussed how recent studies by the Department of City Planning have found that the lack of safe and secure bicycle parking is a leading factor preventing people from cycling to work. In addition, the lack of bicycle storage facilities in residential buildings can make bicycle ownership impractical. The proposed regulations would support and encourage bicycle ridership by providing a secure and enclosed place to store bikes at home and at work. The Department of Transportation has committed to the complete build out of over 900 miles of bike facilities outlined in the NYC Bicycle Master Plan.

- Public parking garages would be required to provide one (1) bicycle parking space for every ten (10) automobile parking spaces.
- Requirements would apply to new buildings, enlargements of 50% or more, and conversions to residential use.
- 15 sq.ft. would be required per bicycle parking space. The amount of parking space required per bike would be reduced to as little as 6 sq.ft. with the submission of a more efficient layout.
- In order to address a wide range of building configurations, bicycle parking may be provided in a variety of locations, including on the ground floor of a building, in a cellar or in a parking garage.

The Land Use Committee discussed this issue at length. They felt that this proposal should be introduced as a voluntary recommendation to private owners before the government imposes their proposal on the public. The committee also questioned why the Department of Transportation, in this time of financial hardship, would commit to 900 miles of bike facilities (lanes) when we have had projects waiting to be improved and corrected for years. Clearly, there is a problem now with the bike lanes on Hylan Boulevard and Bay Street. The Committee agreed the Department of Transportation should reconsider and review this program before going forward with more bike lanes. The committee also discussed the fact that, while they want to help cut down the use of cars by putting people on bikes, it is unrealistic on the South Shore of Staten Island. The City of New York and the Metropolitan Transit Authority have failed to provide us with our fare share of public transportation, thus every home in our district has 2, 3 and 4 cars per unit. There is only one Metropolitan Transit Authority Express Bus service south of Huguenot Avenue where there are tens of thousands of residents that have to commute to work and school.

Tom Barlotta MOTIONED “that the Community Board #3 approve the application CEQR #09DCP029Y and ULURP #N09019ZRY from the Department of City Planning for a Bicycle Parking Text Amendment ”

SECONDED: Tom Uttaro

VOTE: 3 - 6 - 1

MOTION FAILED.

Sycamore Addition to Blue Heron Park CEQR 99DPR007R - The Department of Parks and Recreation has applied to the Department of City Planning for an amendment to the City Map involving: 1. The establishment of park additions to Blue Heron Park, in an area generally bounded by Barclay Avenue, Amboy Road, Poillon Avenue, and Tallman Street (a record street); the extinguishment of several record streets; and any acquisition or disposition of real property related thereto.

Roland Chouloute and Colleen Alderson, representing the Parks Department, made the presentation regarding the addition of 5 parcels into Blue Heron Park. Parks Department already has jurisdiction over most of the Sycamore Addition to Blue heron Park. This action would add 8.6 acres into Blue Heron Park

The Committee questioned if the private property owners were notified of the acquisition of their property. Apparently one of the owners asked that Parks buy the land. The other owners did not respond. The Committee also stated they were not opposed to the acquisition; however, financially the timing is poor since the City is claiming to be cutting everywhere they can. The Committee also felt that we should ask the Department of Parks for a "Play Lot" on the property to serve the community. Also, that we request parks to provide a "Park and Ride" at Herbert Street adjacent to Wolfes Pond Park and Bentley Street adjacent to Conference House Park.

Phil Centineo MOTIONED "that Community Board #3 approves the acquisition of the following parcels: Block 6422, Lots 1, 3, 16, 21, 32, 40, 42, Block 6423 Lots 8, 10, 13, 19, 21, 23, 27, 32, 40, 43, Block 6426 Lots 1, 4, 8, 11, 15, 17, 19, 21, 23, 28, 59, 61, 67, 71, Block 6427 Lots 1, 11, 15, 18, 21, 27, 60,70, 72, Block 6426 Lots 63, 65, 69, Block 6427 Lots 16, 24 to Blue Heron park with the following conditions;

- 1. That a "Play Lot" be installed within this area off Barclay Ave. There are no playgrounds for children to enjoy for miles around.**
- 2. That the Department of Parks establishes "Park and Rides" at both Herbert Street (adjacent to Wolfes Pond Park) and Bentley Street (adjacent to Conference House Park).**

VOTE: 10-0-0

MOTION PASSED UNANIMOUSLY.

Respectfully submitted,
Phil Centineo