

COMMUNITY BOARD #3

655 Rossville Avenue
Staten Island, N. Y. 10309

LAND USE COMMITTEE MINUTES

December 9, 2009

BOARD MEMBERS PRESENT:

Frank Morano, Chairman of the Board
Thomas Barlotta, Chairman Land Use Committee
Philip Centineo
Frank Contrera
Patrick Donahue
Helen Napoli
Frank Santarpia

COMMITTEE MEMBERS ABSENT:

Charles Cappucci
Joseph Romagnolo
Albert Esposito
Alice Ruch

STAFF:

Charlene Wagner, District Manager
Patricia Piccochi, Community Coordinator

GUESTS:

Dennis Dell' Angelo - Pleasant Plains, Princes Bay, Richmond Valley Civic Association
Wafik Babib – Coptic Church
Dee Vandenburg – Staten Island Taxpayers Association, Inc.
Nicholas Polly – Civic Association of Sandy Ground Area (CASA)
Stacey McFadden – CASA and Sharrotts Crossing II HOA
Danny Venuto – CASA
Marie Bodnar
3 area residents

Thomas Barlotta, Chairman of the Land Use Committee opened the meeting with the Pledge of Allegiance.

PUBLIC CONTACT SESSION:

- Dee Vandenburg informed the Board that a development firm whose property is included in the Rossville down zoning application “C090042ZMR, CEQR# 09DCP011R” is requesting their lots be withdrawn from the application. Records indicate Berkshire Ridge Development owns the property. She stated no one has attended to voice opposition at the Public Hearing, or at the City Planning Hearing. She urged the Board make it known to City Planning that the down zoning application should be approved “as is” and should not exclude selected properties. Excluding specified individual properties is contrary to the purpose of downzoning; to manage growth development. She stressed that this area does not have sewers and to add multiple home

developments to existing private sewers will overburden the system. Unfortunately this district aside from lack of sewers has poor roads, and existing communities have very limited traffic access.

Also, Ms. Vandenburg discussed the property in Rossville known as 639 Turner Street, aka, 100 Crabtree Avenue, identified as Block 7105 Lots 1-8. The NYC Department of Buildings “DOB” was notified of an asbestos condition, it was confirmed by the NYC Department of Environmental Protection “DEP” despite certifications submitted by applicant stating “non-asbestos project”. A recent check on the DOB website revealed multiple tax lots with disapproved building applications. This site does not have NYC sanitary or storm sewers and nearby homeowner associations have denied access to their private sewer line. It is also slated to be rezoned as part of the down-zoning application awaiting approval by City Planning Commission. Staten Island Taxpayers has made inquiries regarding these conditions and is waiting for a response from DOB.

- Wafik Habib, representing the Great Kills Community, asked the Land Use Committee for a letter of support in opposition to the Board of Standards and Appeals “BSA” application (290-09 BZ, 24-32 Lindenwood Road) for a Special Permit for the development of this lot; for commercial space on the first floor and residential uses on the upper floors. Required parking is 24 spaces (10 Commercial, 14 residential, however they propose 29 spaces. The location of this application is adjacent to the Great Kills Park & Ride which is critically undersized. He uses this Park & Ride lot daily and states the lot is filled to capacity by 7:00 a.m. workdays. He presented a petition to the Committee, and suggested that the City of New York contemplate purchasing the property for the expansion of the Park & Ride.

AGENDA:

CEQR 10DCP013Y / ULURP N100139ZRY Citywide – Residential Streetscape Preservation Text Amendment by the New York City Department of City Planning for a CITY-WIDE text amendment to clarify, revise, and introduce new regulations to preserve and enhance the streetscape character of residential neighborhoods. The text would address concerns expressed by Community Boards and elected officials about inappropriate curb cuts and parking pads in front yards in low density residence districts. In addition, the proposal responds to a recent court decision regarding the applicability of the word “development” and its effect on residential parking and planting rules. The proposal also fills the gaps in the existing regulations by establishing curb cut rules in districts where none exist. The text amendment would strengthen front yard planting regulations; further restrict front yard parking in one and two-family residence districts; restore the original intent of residential parking and planting regulations as they affect existing buildings in order to be consistent with a court decision affecting the definition of the term “development”; restore curb cut prohibition for narrow lots in R4B, R5B, R6B, R7B and R8B districts; introduce new curb cut regulations for residential parking spaces in various residential, commercial and special purpose mixed-use districts citywide where none exist today; add streetscape character findings and accentuate pedestrian movement findings in authorizations for curb cut and parking spaces in Manhattan Community Districts 1 through 8 and portions of Queens Community Districts 1 and 2; clarify parking requirements for new dwelling units created within existing residential buildings in R3 and R4 districts and in pre-1961 residential buildings city-wide, and clarify rules governing the amount of open space that may be occupied by driveways and open parking spaces.

DISCUSSION:

Board Members raised questions on the effect this Text Amendment will have regarding parking requirements for existing one family homes with less than 5,000 sq. ft. in R zones to be converted into two family dwellings. Dennis Dell'Angelo discussed the differences in south shore parking needs vs. north shore, mid-Island, and other Boroughs. A factor to be considered is the lack of public transportation on the south shore and the public's greater need for their vehicles, consequently the need for parking spaces. It was suggested that the Text Amendment be evaluated for City-wide benefits to determine if it outweighs the potential hardships.

The Board Office will request that a representative from the NYC City Planning Commission attend our December 15, 2009 General Board meeting to clarify details and illustrate the benefits of this Text Amendment.

NEW BUSINESS:

The Board received a request for historic comments from DMS Consulting Services, Inc. with regard to the proposed modifications to an existing wireless telecommunications project for 205 Jefferson Blvd., Messiah Lutheran Church. The antenna facility is currently comprised of three antennas. The proposal would involve the installation of three antennas of similar dimensions to the existing configuration. The resulting configuration will consist of six antennas that will be placed on pipe mounts. One microwave dish antenna will also be added. The equipment supporting the functions will be placed atop the roof. From an historical perspective Committee Members agreed they did not have an objection, therefore Frank Morano suggested a letter of support be sent. Committee Members also agreed to notify DMS Consulting Services, Inc. that the Board has concerns regarding health and welfare of children attending Public School 36 adjacent to this telecommunication equipment.

Chairman Thomas Barlotta adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Thomas Barlotta, Chairman
Land Use Committee