

COMMUNITY BOARD #3

655 Rossville Avenue
Staten Island, N. Y. 10309

LAND USE COMMITTEE MINUTES

January 20, 2010

BOARD MEMBERS PRESENT:

Frank Morano, *Chairman of the Board*
Thomas Barlotta, *Chairman Land Use Committee*
Charles Cappucci
Philip Centineo
Patrick Donahue
Albert Esposito
Helen Napoli
Alice Ruch
Frank Santarpia

COMMITTEE MEMBERS ABSENT:

Joseph Romagnolo

STAFF:

Charlene Wagner, *District Manager*

GUESTS:

Marie Bodnar
Glen Cutrona A.I.A.
Wafik Hebib, Coptic Church – 4095 Amboy Road
Wagdy Ibrahim, Coptic Church – 4095 Amboy Road
Nabil Bastawros, Coptic Church – 4095 Amboy Road
John Shults

7:30 p.m. Thomas Barlotta, Chairman of the Land Use Committee opened the meeting with the Pledge of Allegiance.

PUBLIC CONTACT SESSION:

Glen Cutrona, representing the owners of 500 Butler Boulevard offered the committee a projected plan for Butler Boulevard. He explained that recently the Buildings Department issued violations to the Montessori School at 500 Butler Boulevard; a 100 year-old building. They are currently attempting to conform to Buildings Code. The option to develop this parcel is an alternative choice should the cost of alterations be prohibitive.

AGENDA:

No Board of Standards and Appeal “BSA” or City Planning applications submitted to Community Board 3 for approval.

OLD BUSINESS:

***Claypit Road, Block 7105, Lots 555, 561 and Block 7092, Lot 1
Turner Street, Block 7105, Lot 1 (aka old Rudolph farm)***

Thomas Barlotta explained there are currently two independent developments within the intersection of Turner Street and Crabtree Avenue. Claypit Road proposes 55 homes encompassing both sides of the street. The foundations date back to 1999, however an approved BSA application has “grandfathered” the site and buildings do not have to current zoning codes.

Claypit Road runs from Bloomingdale Road to Turner Street, it has no curbs or sidewalks and is extremely narrow. The only access to Claypit Road is Bloomingdale Road. Harris Lane, a portion of which is private and soon to be gated eliminates the possibility for an egress. Turner Street technically does not open to Gladwin Street. The closed portion of Turner Street from Gladwin Street to the old Rudolph Place was opened, we presume illegally because it is not mapped and it is an unpaved, dirt path full of craters and holes that is dangerous to navigate.

The development on Turner Street bound by Claypit Road and Woodrow Road proposes 14-18 homes. Turner Street on the north is bound by Claypit State Park, on the south is bound by the previously mentioned unmapped, unpaved portion connecting it to Gladwin Street. Woodrow Road is a dead-end to the west (unbuilt out to Veteran’s Road East) and ends eastbound at the gated privately owned section.

The Fire Department, the Department of Transportation and the Department of Buildings were advised that Community Board 3 believes the development of these properties necessitates the proper infrastructure to allow for emergency access, and safe routes for evacuation should the need arise. It should also be noted that these properties, and additional properties in the town of Charleston, are included in a City Planning down-zoning application No. 090042ZMR pending approval by City Council; it has been approved by Community Board 3, the Borough President and City Planning.

Another concern raised by Board Members is the lack of sewers. The board is unaware of a filed Buildings Department sewer plan for either project, however, Charlene Wagner, District Manager, together with three constituents in a conversation with the builder at the site was told that he has rights to the privately built sewer line in Claypit Road that connects to Bloomingdale Road. It was agreed that Community Board 3 would continue to pursue city agencies for the proper road and sewer infrastructure to insure the safety and quality of this neighborhood.

Upcoming BSA Hearings

January 26, 2010 10:00 a.m.

57-09-A thru 158-09-A Maguire Woods, Santa Monica Lane, Woodrow, Staten Island

An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district.

February 2, 2010 1:30 p.m.

294-09 3768 Richmond Ave

Special Permit for a one-story ambulatory diagnostic and treatment health care facility, R3A zoning district.

BSA Hardship Decisions

Thomas Barlotta discussed the Board of Standards and Appeals “BSA” reasoning for hardship decisions. The hardship provision protects owners whose lots are not buildable. Property owners who may have acquired lots through an inheritance, who cannot or choose not to develop it, retain the property value if the hardship can be passed on. The properties value would diminish greatly if the lot could never be build on.

NEW BUSINESS:

Westchester Square vs. Hess “the fight for Community Board input for placement of social service programs.” It is imperative that community boards preserve their right to review placement of service programs that would impact area residents and businesses. A decision on this case could impact placement of group homes that must meet requirements of section 197-c of the City Charter. It was agreed that the Human Resources Committee should be made aware of this court case.

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

Respectfully submitted,

Thomas Barlotta, Chairman Land Use Committee