



**BOROUGH OF STATEN ISLAND
COMMUNITY BOARD #3**

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**Land Use Committee
Public Hearing Report**

DATE: February 12, 2025

TIME: 7:00 PM

Committee Members Present

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chair*

Patrick Donahue

Gary Fleming

Jeff Geary

David Santoro

Danny Venuto

Committee Members Absent

Celia Iervasi

Owen Reiter

Board Members Present

Vito Gallo

Staff Present

Stacey Wertheim, *Interim District Manager*

Susan LaForgia, *Community Coordinator*

Guests

Frank Rapacciuolo, Rep., Council District 51

Elyse Foladare, Office of Eric Palatnik, Applicant

Public Contact Session

None

Agenda

BSA Cal. No. 132-92-BZ 3948 Amboy Road, Block 5142, Lot 22 - Eric Palatnik

This is an application to extend the term of the variance under ZR 72-21 for a banquet hall and a commercial office building, which expired July 19, 2024, and an extension of time to obtain a Certificate of Occupancy, which expired on October 22, 2023. Pursuant to section 1-07.3(d) of the Board's Rules of Practice and Procedure, a waiver is sought for more than one year after the expiration of time.

MOTION

Whereas, BSA Cal No. 132-92-BZ was presented to the Land Use Committee for an extension of the term of a variance and a waiver to obtain a Certificate of Occupancy; and

Whereas, the Committee had no objections to the application.

Now, Therefore be it Resolved, the CB3 Land Use Committee fully supports approving the application as presented.

Vote: In favor 7; Opposed 0; Abstentions 0
Morano Y; Barlotta Y; Fleming Y; Geary Y; Santoro Y; Venuto Y; Gallo Y

Old Business

None

New Business

- The Local Law for the Ancillary Dwelling Units will be passed sometime in June. There is no guidance from DOB on how they are going to handle them. Homes are allowed only 1 ADU per lot, limited to 800 sq ft each.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T Barlotta', written in a cursive style.

Thomas Barlotta, Chairman