



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

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**Land Use Committee
Public Hearing Report**

DATE: May 14, 2025

TIME: 7:00 PM

Committee Members Present

Thomas Barlotta, *Chairman of the Board*

Jeff Geary, *Land Use Chair*

Patrick Donahue

Owen Reiter

David Santoro

Danny Venuto

Committee Members Absent

Gary Fleming

Celia Iervasi

Board Members Present

Michael Ciacchiarelli

John Felicetti

Staff Present

Stacey Wertheim, *Interim District Manager*

Susan LaForgia, *Community Coordinator*

Guests

Elyse Foladare, Eric Palatnik, P.C.

Kari Bailey, Department of City Planning

Kevin Clarke, Department of Environmental Protection (DEP)

Sahrin Jahan, DEP

Oliver Brand, DEP

Andrew Watson, HDR Engineering

Frank Rapacciuolo, Rep., Cm. Frank Morano

Denise Pacheco, Rep., Assm. Michael Reilly

Area residents

Public Contact Session

None

Agenda

BSA Calendar # 2025-10-A, 44 Winant Place, Block 7404 Lot 46 - Application for an appeal pursuant to GCL 36 for construction of a vehicle storage facility, Use Group IX (C), on Winant Place, which is not duly placed on the official New York City map. Winant Place is a CCO street. This facility will store 25 luxury vehicles and will operate between 9 am and 5 pm.

MOTION

Whereas, BSA #2025-10-A was presented to the Land Use Committee for an appeal of GCL 36.

Therefore, it is resolved that the Land Use Committee votes to deny the application as presented.

VOTE: In favor 1; Opposed 6; Abstentions 0

Barlotta N; Geary N; Donahue N; Reiter Y; Santoro N; Venuto N; Ciacciarelli N; Felicetti N

***Motion Fails**

MOTION

Whereas, BSA #2025-10-A was presented to the Land Use Committee for an appeal of GCL 36.

Now, Therefore be it resolved, the Land Use Committee, with majority support of this project, approves the application as presented.

VOTE: In favor 7; Opposed 1; Abstentions 0

Barlotta Y; Geary Y; Donahue Y; Reiter N; Santoro Y; Venuto Y; Ciacciarelli Y; Felicetti Y

Upgrade of Mayflower Avenue Pumping Station

This is a public application from Department of Environmental Protection (DEP) seeking a modification to previously approved ZSP (C 860586 ZSR) pursuant to ZR Section 74-734 (Municipal Sewage Pumping Stations) and an SRD Authorization pursuant to ZR Section 107-65 (Modifications of Natural Features) to facilitate the construction of a new service building, installation of a new force main and a series of other upgrades to a pump station at 1951 Arthur Kill Road (Block 6169, Lot 37) in the Arden Heights neighborhood of SI CD 3.

Upgrades Include:

- Improve operational reliability while focusing on energy efficiency, minimizing maintenance, and staff safety.
- Raising all critical electrical equipment above the floodplain to ensure resiliency and reliability
- Electrical equipment will be housed in the proposed Service Building

Timeline

- Project will take approximately 3 years. Expected completion is the end of 2028.

MOTION to approve this project as presented and to provide a letter of support to the DEP.

VOTE: In favor 8; Opposed 0; Abstentions 0

Barlotta Y; Geary Y; Donahue Y; Reiter Y; Santoro Y; Venuto Y; Ciacciarelli Y; Felicetti Y

Full Presentation on file in the Community Board office

New York City School Construction Authority (SCA) Notice of Filing - Pursuant to Section 1731 of the NYC School Construction Authority Act, notice has been filed for the proposed site selection, Block 5474, Lots 12-29, Abingdon Avenue to Armstrong Avenue, East Reading Avenue to East Perkiomen Avenue in Great Kills, for a Pre-K through 8, 754-seat school facility with a District 75 program.

This is the first step in the site selection process. The site consists of 18 privately owned vacant lots, 96,147 sq ft., which SCA will acquire on behalf of the NYC Department of Education. Occupancy will be full by 2030. There is no building design until the City Council approves it. Construction will take approximately 3 years.

DISCUSSION

- Feasibility of maneuverability around the streets
- Parking concerns - Armstrong Gardens has 60 dwellings that already use E. Reading parking spots
- Flood zone? Is this an MS4 site? Neighbors report constant street flooding, and all homes have sump pumps.
- Soil samples have failed for 17 years. How can they now build?
- There are only 2 blocks accessible to school employees and students.
- No traffic studies have been done
- There is no need for school seats. There is a chronic absenteeism problem. 30K kids are missing from school each day.
- There is currently a vacant DOE property on Katan Ave. Why not consider this location?
- There is no public transportation in this area.

All materials are available at
www.NYCSCA.org/community/newschoolsites or
NYC SCA
2501 Jackson Avenue
Long Island City, NY 11101
Attn: Kelly Murphy, Senior Director, Real Estate Services.

Comments will be accepted until June 30, 2025. By email to sites@nycsca.org

Old Business

None

New Business

None

Respectfully submitted,



Jeffrey Geary, RA
Land Use Chairman