



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

1243 Woodrow Road - 2nd Floor

Staten Island, NY 10309

Telephone: (718) 356-7900 Fax: (718) 966-9013

Website: www.nyc.gov/sicb3

Email: sicb3@cb.nyc.gov

**Land Use Committee
Public Hearing Report**

DATE: September 10, 2025

TIME: 7:00 PM

Committee Members Present

Diane Peruggia, *Chairman of the Board*

Jeff Geary, *Land Use Chair*

Patrick Donahue

Gary Fleming

Owen Reiter

David Santoro

Danny Venuto

Board Members Present

Michael Ciacchiarelli

Robert DiGennaro

Jerry Goldman

Staff Present

Stacey Wertheim, *District Manager*

Susan LaForgia, *Community Coordinator*

Guests

George Todorovic Department of City Planning (DCP), Deputy Director, Staten Island Office (SIO)

Kari Bailey, DCP, CB3 Liaison

Rasika Deosthali, DCP

Marie Carmody LaFrancesca, Rep., Borough President Vito Fossella

Councilman Frank Morano

Frank Rapacciuolo, Chief of Staff, Cm. Frank Morano

Pat Russo, Rep., Councilman Frank Morano

Peter Giunta, Chief of Staff, Assemblyman Michael Reilly

Denise Pacheco, Rep., Assm. Michael Reilly

Leslie Wright, NYC Director of NYS Parks, Representing Clay Pit Pond State Park

Kevin Russell, Captain, 123rd Precinct

Eric Miller, Police Officer 123rd Precinct

Area Residents

Public Contact Session

An overwhelming number of residents attended to speak about the project on the agenda.

Agenda

Arthur Kill Road & Englewood Avenue, SI, NY- Block 7376, Lot 8; Block 7380, Lots 1 & 78

Philip Rampulla and Peter Rampulla of Rampulla Associates Architects represented the Applicant, Arthur Englewood LLC. The applicant seeks a zoning authorization from the City Planning Commission (CPC) in accordance with the Zoning Resolution of the City of New York (ZR).

The Applicant seeks to develop a commercial Motor Freight station (Use Group IX(A)) consisting of 184 truck parking spots. The Subject Site will also be improved with a one-story, 397.5 SF security building.

The Proposed Development also requires SRD authorization for the Authorization for Modifications of Natural Features, pursuant to ZR § 107-65. A 57-foot grade change exists between the eastern and western portions of the Subject Site, necessitating topographical adjustments to facilitate development of the property. Due to the significant grade changes needed on-site, trees throughout the Subject Site must be removed to accommodate the proposed parking spaces, as well as the ingress and egress throughout the site.

Applicant's Summary

- Staten Island lacks legal truck terminals or parking for independent operators and business fleets.
- DOT's pilot truck-parking program in other boroughs shows demand.
- Plan: 70–80% leased for long-term use, 30% active at a given time.
- Peak activity: no more than 47 trips.
- Site will be fenced, lit, and secured 24/7; bathrooms will be provided in the security office.
- Features include a 100-ft curb cut, one-way circulation, and employee parking.

Board Member Owen Reiter's Remarks

- He presented a video featuring drone footage and still photographs of the site, highlighting its topography, mature tree cover, and surrounding conditions. Reiter stressed potential environmental damage and the strain on nearby infrastructure.

Board Member Concerns

- Tree removal: 500 trees allegedly cut down illegally, without proper due diligence.
- Lack of traffic and environmental studies.
- Concerns about carbon emissions, pedestrian safety, and potential flooding.
- Narrow, winding road and a 2-mile distance to the nearest highway.
- Outerbridge Crossing cannot handle increased truck traffic.
- Belief that the project benefits only the owner, at the community's expense.

City Planning Comments

- The application is discretionary, not as of right.
- No traffic or environmental study is legally required because this is a Type II action (parking as primary use).
- Authorization pertains to tree removal, not accessory parking.
- The proposal has been under CPC review for 2 years.

Elected Officials & Agencies Opposed:

Staten Island Borough President Vito Fossella
NYS Assemblyman Michael Reilly
NYC Councilman Frank Morano
Leslie Wright, NYS Parks (Clay Pit Pond State Park)

Key Public Concerns:

- Extensive tree removal has worsened flooding.
- Diesel emissions pose health risks, particularly for seniors; local asthma and cancer rates are already high.
- Increased truck traffic would create noise, congestion, and additional wear on the nearly century-old Outerbridge Crossing (OBX).
- Site is far from major highways; a Park-and-Ride near OBX would be a better location.
- History of unaddressed flooding and lack of sewers along Arthur Kill Road.
- Project contradicts the intent of City Council Bill Intro 99-B (temporary curbside parking pilot).
- Parking shortages in the area could worsen.
- The Tides suffers flooding from all construction projects on Arthur Kill Road within a 5-block radius.
- The road is too narrow and winding for extensive truck traffic.
- The Community Board has been asking for improvements to Arthur Kill Road from Huguenot Avenue to Main Street. No agency has supported the reconstruction of Arthur Kill Road since 1988.

Motion to Deny the Application as presented.

VOTE: In favor 10; Opposed 0; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Fleming Y; Reiter Y; Santoro Y; Venuto Y; Ciacciarelli Y;

DiGennaro Y; Goldman Y

Motion to deny Passes

**Complete Presentation on file in the Community Board office*

Old Business

None

New Business

None

Respectfully submitted,



Jeffrey Geary, RA
Land Use Chairman