



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

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**Land Use Committee
Public Hearing Report**

DATE: October 8, 2025

TIME: 7:00 PM

Committee Members Present

Diane Peruggia, *Chairman of the Board*

Jeff Geary, *Land Use Chair*

Patrick Donahue

Owen Reiter

David Santoro

Danny Venuto

Committee Members Absent

Gary Fleming

Board Members Present

Robert DiGennaro

John Galarza

Staff Present

Stacey Wertheim, *District Manager*

Susan LaForgia, *Community Coordinator*

Guests

Ron Victorio, R.A., Victorio Associates Architects

Todd Dale, Rothkrug, Rothkrug & Spector

Councilmember Kamillah Hanks, 49th Council District

Frank Rapacciuolo, Chief of Staff, Cm. Frank Morano

Eric Bischoff, owner, Kreischer House

Julia Mackie, President, Kreischer Mansion Preservation Society

Thomas Barlotta, former Board Member

Wayne Rosenfeld, former Board Member

Area Residents

Public Contact Session

- An overwhelming number of residents attended to speak about a pending construction project at 65 Uncas Avenue. The builder filed a proposal to subdivide the lot into five different tax lots and build five 2-family townhomes on this property. This would be very detrimental to the community. It will set a precedent for future similar developments. In December 2024, the City of Yes (COY) - Housing zoning changes went into effect for homes within a certain radius of SIRT. The lot size, block length, and street width are all factors that potentially allow for this type of development.

- Councilmember Hanks sits on the Land Use, Zoning, and Landmarks Committees. She reported that about 20 out of 51 council members voted against the COY Housing proposal. This was a 1,400-page document that changed the building process for many communities. They want to eliminate our way of life by providing dense new housing on lots that would not previously allow this type of construction. She advised the public to form civic associations and to get smart. Lawsuits have been filed against COY.

Agenda

Landmarks Preservation Commission Application # 25-10051, 4500 Arthur Kill Road, Block 7465, Lot 115 – Ronald Victorio presented this application for the construction of a Temporary Place of Assembly (TPA) and restoration of the exterior of the Kreischer House. The TPA is 6,500 sq ft and will hold 150 people. In 1968, the Kreischer House became a City Landmark. In 1982, it became a nationally recognized Landmark. It is one of the very few privately owned Landmark buildings in New York City. Councilwoman Hanks and Councilman Morano support this project.

Full presentation on file in the Community Board office

Motion to Approve the Application and provide a letter of support

VOTE: In favor 8; Opposed 0; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Reiter Y; Santoro Y; Venuto Y; DiGennaro Y; Galarza Y
Motion Passes

113 Arbutus Avenue (113, 115, 117, 119 Arbutus Avenue) Block 6523, Lots 24, 25, 26, 27. A certification pursuant to ZR 107-22 for Designated Open Space and an authorization pursuant to ZR 107-65 to modify natural features in order to develop four two-family homes at 113 Arbutus Avenue. The applicant on record is Stanley Krebushevski. Todd Dale from Rothkrug, Rothkrug, and Spector presented. The property is an R3X, Special South Richmond Development District. Three off-street parking spaces for each building will be provided. Shared easements will provide access to the two back homes. They have BSA approval from 2017 for the GCL36 application, as Arbutus Avenue is not a final mapped street.

Discussion

- Will this project change in scope after the CB vote? Applicants can choose to use the new zoning rules. He can create an ADU in the basement, attic, or in a manufactured building in the yard.
- Applicant states there is no intention of changing the plans even though the new zoning is less restrictive.
- This project was denied the last time it was presented to CB3 LU because of the need for an HOA.

Motion to Deny the Application as presented.

VOTE: In favor 7; Opposed 1; Abstentions 0

Peruggia Y; Geary Y; Donahue Y; Reiter Y; Santoro N; Venuto Y; DiGennaro Y; Galarza Y

Motion to deny Passes

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

Old Business

None

New Business

None

Announcements

- Ballot Proposals for November 4 elections- please read thoroughly and educate yourselves before voting.
- The Borough President has stated he is vehemently opposed to Proposal #5 and encourages everyone to vote *No*.
- Councilman Morano will preside over two street-naming ceremonies this weekend.
Mr. Todd Hack, P.S. 8, Friday, October 10th, 4:00 pm
Madison Rochelle Alfano, Saturday, October 11th, 10:00 am, Winant Avenue and D.R.E.

Respectfully submitted,



Jeffrey Geary, R.A.
Land Use Chairman