



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

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**Land Use Committee
Public Hearing Report**

DATE: January 11, 2023

TIME: 7:00PM

IN PERSON: YES

VIRTUAL: NO

SPEAKER: Yes

Committee Members Present

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chair*

Patrick Donahue

Gary Fleming

Jeffrey Geary

Andrew V. Poznanski

Owen Reiter

Wayne Rosenfeld

Danny Venuto

Committee Members Absent

Celia Iervasi

Board Members Present

Robert DiGennaro

John Felicetti

Staff Present

Charlene Wagner, *District Manager*

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

Guests

Phil Rampulla, Rampulla Associates Architects

Catie Ferrara Iannitto, Department of City Planning

Denise Pacheco, Rep. Assemblyman Michael Reilly

Frank Rapacciuolo, Rep. Council Member Joseph Borelli

Public Contact Session

None

Agenda

Cole Street Development – 345 Cole Street - 22DCP142R; Block 7558, Lot 65; Block 7566 Lot 1; Block 7562, Lots 1,4,8,9,11,12,15,16,19,22,25,28, and a portion of 30; Block 7564, Lots 80,86. Project ID: 2021R0204

The Applicant, ELOC FTK, is proposing a new residential subdivision in the Charleston neighborhood of Staten Island Community District 3. The proposal seeks to extend the

mapped and built portion of Cole Street further east into the Development Area and would create final mapped streets throughout the site.

The proposed development would require the following discretionary actions:

1. City Planning Commission (CPC) approval for the mapping of the proposed extension of Cole Street and other new streets as city streets;
2. CPC approval for the proposed subdivision pursuant to ZR Section 107-08;
3. Certification by CPC Chair of sufficient public school capacity pursuant to ZR Section 107-121;
4. Authorization by CPC for removal of trees pursuant to ZR Section 107-64;
5. Authorization by CPC for modification of existing topography pursuant to ZR Section 107-65

The proposed residential subdivision would result in 101 units (48 two-family homes and 5 single-family homes), that comprise the Proposed Project total 218,025 gsf at an average of 4,114-gsf per building. Except for five the single-family houses, each building would contain two units with a basement. Some buildings will also have cellar space below the basement. Three accessory parking spaces would be provided for each two-unit building and each one-unit building would have two parking spaces for a total of 154 parking spaces. Each building would be approximately 32-feet tall and would consist of a basement level with two floors above.

Discussion

Will the City be able to fund this street acquisition? Will the City maintain it with regard to DEP, DSNY, DOT services? What is the benefit to the city to title these streets?

This is unchartered territory. The project is acceptable in all aspects but not if the streets remained private. Streets and open space would be open to the public 24/7 if they were titled.

Whereas, Phil Rampulla of Rampulla Associates Architects presented the Cole St. Development Project to the Community Board 3 Land Use Committee, and

Whereas, The Land Use Committee unanimously approved the project with a strong recommendation that New York City purchase these mapped streets as part of this project.

Now, Therefore be it Resolved, a Motion to accept this application as presented with a strong recommendation that the city purchase these mapped streets was put forth and approved.

VOTE: In Favor 11; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; Rosenfeld Y; Venuto Y; DiGennaro Y; Felicetti Y

Old Business:

- Page Avenue restaurants with outdoor structures have taken up all the parking spaces. Cars are parking in the driveways. Temporary structures have become permanent structures. Dining area has increased, bathroom capacity and parking spaces have not increased to meet the need.

New Business:

- The city wants to legalize basement apartments. The state is creating language that will usurp the local zoning. Also, it states that buildings within a half mile from a train station can usurp the local zoning rules.
- IS34 has a supply chain issue obtaining windows. The scaffolding will remain up until the windows are installed.

Respectfully submitted,

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

Thomas Barlotta, Chairman