



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

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**Land Use Committee  
Public Hearing Report**

**DATE:** November 8, 2023

**TIME:** 7:00 PM

**IN PERSON:** Yes

**VIRTUAL:** No

**SPEAKER:** Yes

**Committee Members Present**

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chair*

Patrick Donahue

Jeff Geary

Andrew V. Poznanski

Owen Reiter

Danny Venuto

**Committee Members Absent**

Gary Fleming

Celia Iervasi

**Board Members Present**

Robert DiGennaro

**Staff Present**

Charlene Wagner, *District Manager*

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

**Guests**

Denise Pacheco, Rep., Assembly Member Michael Reilly

Frank Rapacciuolo, Rep., Council Member Joseph Borelli

Todd Dale, Rothkrug, Rothkrug & Spector, Applicant

Steven Savino, Architect

Catie Ferrara Iannitto, Director, Department of City Planning (DCP)

George Todorovic, DCP

Pureet Singh, DCP

Kari Bailey, DCP

Susan Conlon, Richmondtown-Clarke Ave Civic Association

Alex Psomas, Richmondtown-Clarke Ave Civic Association

Area Residents

### **Public Contact Session**

Denise Pacheco, representative of Assemblyman Michael Reilly, read a prepared statement that details the Assemblyman's disapproval of the City of Yes- Economic Opportunity (COYEO). The official statement is on file at the Community Board office.

Frank Rapacciuolo, representative of Councilman Joseph Borelli, spoke about the Councilman's concern regarding eliminating the Community Board and Council recommendations and insight from the approval process in the proposed COYEO.

Susan Conlon and Alex Psomas of Richmondtown Clarke Avenue Civic Association expressed concerns with the COYEO. The official statement is on file at the Community Board office.

### **Agenda**

**BSA Cal # 2023-60-A; 39 Lundsten Avenue:** Application for an appeal pursuant to GCL 36 to permit the development of a two-story manufacturing building that does not front on a mapped street. Todd Dale of Rothkrug Rothkrug & Spector presented. The building will be 10,300 sf, .86 FAR, 10 accessory parking spaces, and one loading berth. Lundsten Ave is partially open and improved but not on the official city map. It will be a solar building with drywells, septic, and sprinklers.

**WHEREAS**, BSA Cal # 2023-60-A was presented to the Community Board 3 Land Use Committee;

**NOW, THEREFORE BE IT RESOLVED**, A Motion was put forth to **accept** the project as presented.

**Vote:** In favor 7; Against 1 (Reiter); Abstentions 0  
Morano Y; Barlotta Y; Donahue Y; Geary Y; Poznanski Y; Reiter N; Venuto Y; DiGennaro Y  
Motion Passes

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**BSA Cal # 2023-66-A; 25 Chester Avenue:** Steven Savino, Architect for the project. Application pursuant to GCL 35 to allow for the development of a new single-family detached home, which has part of its septic system leach field located within the bed of a mapped street. There is no sanitary sewer on Chester or Colon Street. The property is 100' x 100'. Relief is requested to locate the leach field in the widening line of Chester Avenue.

**WHEREAS**, BSA Cal # 2023-66-A was presented to the Community Board 3 Land Use Committee and

**WHEREAS**, the Land Use Committee, after extensive discussion, did not feel there was a hardship present and that there were alternative options to the relief being sought.

**NOW, THEREFORE BE IT RESOLVED**, A Motion was put forth to **deny** the project as presented.

**Vote:** In favor 8; Against 0; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Geary Y; Poznanski Y; Reiter Y; Venuto Y; DiGennaro Y  
Motion Passes

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**City of Yes – Economic Opportunity** The New York City Department of City Planning (DCP) proposes a citywide zoning text amendment (the “Proposed Action”) to the New York City Zoning Resolution (ZR) to support economic growth and resiliency in New York City. The Proposed Action, known as City of Yes for Economic Opportunity (COYEO), is a comprehensive overhaul of zoning regulations that would (1) make it easier for businesses to find space and grow by lifting barriers to enable businesses to locate closer to their customers; (2) support growing industries by reducing impediments for emerging business types; (3) foster vibrant neighborhoods by ensuring businesses contribute to active, safe, and walkable corridors; and (4) create new opportunities for local businesses to open by establishing new zoning tools to boost job growth and business expansion. COYEO would support economic growth and resiliency by allowing existing non-residential space to be repurposed for alternative non-residential uses and by providing businesses with additional flexibility to grow and thrive in New York City (NYC).

Fifteen proposals were extensively discussed. It was decided to hold another meeting on November 15, 7:00 PM, so City Planning could complete the presentation.

**Old Business:** None

**New Business:** None

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Respectfully submitted,



Thomas Barlotta, Chairman