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Joseph Russo
Chairperson

Matthew Cruz
District Manager

Housing and Zoning Committee Meeting

February 9, 2021

CISCO WEBEX Meeting

Present: L. Popovic, A. Chirico, R. Bieder, T. Accomando, C. Isales, M. Caruso, P. Cantillo, T. Smith, D. Krynicki, D. Prioleau, G. Havranek, J. Russo

Absent: M. Johnson, J. Marano

Guests: F. St. Jacques, B. Dolensek, L. Peterson, G. Longo, M. Debitetto, L. Baldwin, J. Sbarro

Meeting commenced at 7:32 P.M. with Pledge of Allegiance. There was only one agenda item this evening which was the Crab Shanty rezoning application. It is a continuation of the discussion from January 2021. Mr. St. Jacques answered questions posed from the last meeting. Lot 24 is owned by Haim Joseph. Mr. Joseph approves of the zoning change – which is a small portion of the property. Samuel Churnin, owner of 361 City Island Avenue, signaled his full approval of the rezoning of the property and that he will commit to a long-term lease with Michelle Debitetto who owns Crab Shanty. Mr. Churnin has no plans for any development on the property. Only Use Group 6 is permissible on the new zoning which would be stores, restaurants and offices. Maximum building height will remain 35 feet with the commercial overlay. The rezoning will not remove any active easements on the property. The City Island Chamber of Commerce and the City Island Civic Association lent its support to the rezoning, but both organizations are steadfast in its commitment to having Crab Shanty for years to come. The purpose of the rezoning application is to obtain a new certificate of occupancy.

There was a motion to approve the rezoning application and to submit it for a public hearing on March 18 as part of the Full Board that evening. It was proposed by R. Bieder and seconded by T. Accomando and unanimously approved.

Chairperson Popovic reminded the Committee that committee elections take place next month.

D. Krynicki asked questions pertaining to the St. Peter Episcopal Church property. Ms. Krynicki asked if the landfill also affected the cemetery. Ms. Krynicki questioned whether the archaeological study was properly conducted in terms of how deep it went into the ground. District Manager Cruz will report any new findings in March.

The meeting closed at 8:22 P.M. by a unanimous vote of adjournment.