



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

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LAND USE COMMITTEE MINUTES

May 10, 2017

COMMITTEE MEMBERS PRESENT:

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chairman*

Louis Bara

Charles Cappucci

Frank Contrera

Patrick Donahue

Jeffrey Geary

Helen Napoli

Andrew V. Poznanski

Wayne Rosenfeld

Daniel Venuto

BOARD MEMBERS PRESENT:

Jerome Goldman

Diane Peruggia

COMMITTEE MEMBERS ABSENT:

Celia Iervasi

Nicole Romano

STAFF PRESENT:

Charlene Wagner, *District Manager*

Patricia Piccochi, *Community Coordinator*

Stacey Wertheim, *Community Coordinator*

GUESTS:

Aleena Farishta, Staten Island Department of City Planning, South Shore Team Leader

Trevor Johnson, Staten Island Department of City Planning

Olivia Sullivan, Staten Island Department of City Planning

George Todorovic, Staten Island Department of City Planning

Amy Fried, Heartshare

Joyce Levin, Senior Vice President, Heartshare

8 area residents

Thomas Barlotta convened the Land Use Committee with the Pledge of Allegiance at 7:30 p.m.

PUBLIC CONTACT SESSION:

Jim Midura, a resident of Ocean Driveway had the following concerns regarding the Department of Design and Construction project SANDHWSI for the reconstruction of Harold Avenue, Ocean Driveway and Arden Avenue including “sewers, water mains, street lighting, and traffic work together with all work incidental thereto.” Surveying is taking place now for the project that was in Final Design in August 2016.

1. A request to change the final direction of traffic for vehicles to westbound from Arden Avenue to Harold Avenue. This was denied by Department of Design and Construction after they conducted an Auto turn analysis that determined a fire truck cannot make a right turn from Ocean Driveway onto Harold Avenue because the street width of 16 ft. is too narrow.
2. A request for street lighting to remain on the southern side of Ocean Driveway to accommodate migrating birds will be decided by the Street Lighting Unit of the Department of Traffic and Transportation.

3. A request to eliminate new 5 ft. wide sidewalks in front of resident's homes that would reduce the depth of the existing driveways causing cars to block the sidewalk making it unsafe for pedestrians was denied by the Department of Designs and Construction. The Department of Design and Construction responded that the proposed driveways will comply with ADA requirements and will be placed where the homes are and not on the south side of Ocean Drive where there are no homes.
4. A request that the rip-rap (or retaining structure) on Arden Avenue be returned west along a small portion of Ocean Driveway to prevent potential floodwaters from moving upland unobstructed was denied by the Department of Design and Construction because "it would not protect the corner significantly" and "was not recommended for multiple reasons."

AGENDA:

246 Clarke Avenue (Block 4468 Lot 16) - Proposed Community Residents by Heartshare

Notification of the interest and intent of HeartShare Human Services of New York under the auspices of the New York State Office for People with Developmental Disabilities to establish a community residence for 4 developmentally disabled persons (young adult males with intellectual developmental disabilities) from the community.

Joyce Levin presented the application to the Land Use Committee members. Ms. Levin added that Heartshare intends to erect a fence around the property for improvement to safeguard the residents and is making all necessary modifications to make it a comfortable, safe, and accessible home for the individuals who will live there. The residents will also have 24-hour supervision. There were no concerns or community opposition to the proposed plan.

Thomas Barlotta explained this is not a proposal that needs a vote because it meets the requirements under the Padavan Law.

MOTION: Thomas Barlotta "*to support the proposal as presented*"

SECOND: Diane Peruggia

VOTE: 13-0-0

2017-68 TO 96A 7 to 49 Torrice Loop, 11-16 Frosinone Lane – Block 7577 Lots 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 72, 73

An appeal from the decision of the Borough Commissioner denying permission for proposed construction of twenty-nine (29) two-family dwellings that do not front on a legally mapped street pursuant to General City Law 36.

Todd Dale presented the application for the applicant Joline Estates LLC, 5655 Amboy Road. The subject site is located on the north side of Richmond Valley Road between Madsen Avenue and Weiner Street in an R3X Zoning District behind Gateway Cathedral. It is proposed to apportion an existing lot (Lot 200) into 35 separate tax lots (32 zoning lots) - the subject application pertains to 29 of the proposed tax lots. The proposed private roads Frosinone Lane and Torrice Loop not on the City Map would be paved and improved to a 34 ft. width satisfying the Fire Code and have parking spaces available on both sides of the street. The Department of City Planning approved an application for subdivision under N140224RCR for the proposed development.

DISCUSSION:

Committee Members had the following concerns:

- that the 3-story 2 family homes with garages would resemble semi-attached homes breaking the R3X zoning regulations.
- that parking for the owner AND the tenant should be provided off-street and not tandem in one driveway
- Fire Department approvals have not been presented confirming no turn-around required.
- Flooding on Richmond Valley Road after it rains could prevent access to and from this development

MOTION: Thomas Barlotta “*to accept the application as presented.*”

SECOND: Owen Reiter

VOTE: 9-4-0 (Jeffrey Geary, Frank Contrera, Jerry Goldman, Daniel Venuto)

MOTION: Frank Morano “*to amend the motion to accept the proposal provided there is enough on street parking provided.*”

SECOND: Helen Napoli

VOTE: 9-4-0 (Jeffrey Geary, Frank Contrera, Jerry Goldman, Daniel Venuto)

2017-106A 721 Sharrotts Road – Block 7385 Lot 215, 10309

An appeal from the decision of the Borough Commissioner denying permission for proposed construction of a warehouse building that does not front on a legally mapped street.

Todd Dale presented the application for the applicant Sharrotts Realty LLC, 3075 Richmond Terrace. The proposed construction is located within an M3-1 zoning district in the South Richmond District. The plans are to develop a one-story and mezzanine building to be used as a coffee roasting facility (Use Group 17) with warehouse (Use Group 16) that will comply and conform to all requirements of the underlying zoning district. The proposed building will front only on Sharrotts Road, an existing, improved, two way road not duly placed on the map of New York City. Sharrotts Road is a corporation council opinion in use since 1996.

DISCUSSION:

Committee members had the following concerns:

- The Fire Department has not presented their comments
- The smell of coffee roasting in the area
- Sanitary and storm sewer plan not presented
- Hours of operation
- Freshwater wetlands adjacent
- A business plan was not presented in the application

MOTION: Frank Morano “*to table this application until there is more information presented to the Community Board regarding hours of operation, sewers, freshwater wetlands, Fire Department comments, a business plan.*”

Second: Daniel Venuto

VOTE: 13-0-0

10N170374ZRR N170373MR SI East Shore Coastal Risk District Text Amendment and Rezoning

The proposal will establish a new Special Coastal Risk District around the Buyout Areas in Oakwood Beach, Graham Beach, and Ocean Breeze to limit density and preserve natural environments by restricting uses to single-family detached residences and creating a City

Planning Commission authorization for all new development. The proposal will also seek to de-map the C1-1 commercial overlay in Graham Beach and establish a new C1-3 commercial overlay on the frontage of Father Capodanno Boulevard to match existing commercial uses and development patterns.

Aleena Farishte introduced the application to the Land Use Committee members. Trevor Johnson described the East Shore Resilient Neighborhoods Study, Proposed East Shore Buyout Areas Special District and Rezoning; proposal goals and required actions, Zoning Text Amendment (Special Coastal Risk District), Zoning Map Amendment (Proposed C1-3 Overlay from C1-1).

MOTION: Frank Morano “to accept the application as presented.”

SECOND: Thomas Barlotta

VOTE: 14-0-0

N130331ZRY Flood Resilience Zoning Text Amendment

Department of City Planning will be giving a presentation on flood resiliency and zoning as part of an ongoing outreach process to inform zoning rules that apply to development in the floodplain.

George Todorovic updated the committee on how the amendment would improve upon and make permanent the Flood Text. The presentation discussed:

- How buildings in the floodplain are regulated
- Flood resilient construction
- Flood insurance rates
- Accelerated recovery in Sandy-damaged neighborhoods where temporary regulations expire in 2020 to simplify the process for documenting old homes, remove disincentives (such as loss of basement space) and establish new envelope for rebuilds on small existing lots.
- Make the provisions of the current, temporary 2013 Flood Text permanent
- Fix and improve provisions based on studies, lessons learned and outreach
- Begin to promote new development plus proactive retrofitting to high resiliency standards

NEW BUSINESS:

Jeffrey Geary asked that all applicants come before the Land Use Committee prepared and not with incomplete projects for review. Unmistakably applicants have abstract goals prior to filing for GL 35 or GL 36. While it is not required to submit prior to BSA, it is offensive to request that the Community Board act on an application without inclusive information. Thomas Barlotta suggested the Land Use Committee review the applications, but table all motions until the applicant presents a proposed conceptual package.

OLD BUSINESS: none

Respectfully submitted,



Thomas Barlotta, Chairman