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THE CITY OF NEW YORK  
**Community Board 2**  
BOROUGH OF STATEN ISLAND

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Land Use Public Hearing Minutes  
September 1, 2020 – 7:00 P.M.

Community Board 2 held a virtual Public Hearing on Tuesday, September 1, 2020.

Board Members Present: Robert J. Collegio, Rosanne Clift, Roy J. Garlisi, Anselmo S. Genovese, Fred R. Giunta, Dr. Mohammad Khalid, Lillian Lagazzo, Michael Lanza, Joseph E. Markowski, Mendy Mirocznik, Dr. Ramanathan Raju, David Santoro, Gerard J. Ruggiero, Steven Zboinski

Board Members Absent: Antoinette J. Balzano, Joel M. Traube

Guests: Todd Dale, Gene Guerra, Residents of Ridgeway Avenue

Staff: Debra A. Derrico, District Manager

David M. Santoro, Chair of the Land Use committee announced the agenda item.

BSA Calendar Number: 2020-51-BZ;

Block: 2610; Lot: 50 - 95 & 105 Ridgeway Avenue

Application: Proposed self-storage warehouse (UG-16) with access provided through an (R3-2) zoning district that is contrary to Section 22-10 (ZR)

Todd Dale, applicant's representative gave a presentation on the above-noted application.

There are four applications before the NYC Board of Standards and Appeals for the above-noted application.

1. Variance §72-21 to permit the development of a self-storage warehouse (Use Group 16) contrary to ZR 22-10. R3-2 zoning district.
2. Proposed development of a self-storage warehouse located on a site not fronting on a mapped street contrary to General City Law §36. R3-2 zoning district
3. Variance §72-21 to permit the development of a self-storage warehouse (Use Group 16) contrary to ZR 22-10. R3-2 zoning district.
4. Proposed development of a self-storage warehouse located on a site not fronting on a mapped street contrary to General City Law §36. R3-2 zoning district.

The subject site is a large, irregularly shaped, split-zoned lot located southeast of the intersection of Ridgeway Avenue and Riche Avenue. The subject zoning lot consists of two areas – a previously developed residential portion located in an R3-2 zoning district with existing homes, and the proposed development site, currently vacant, located in an M1-1 zoning district.

The residential portion of the lot, 108,996 square feet in area, is developed with forty-eight (48) one-family residences in compliance and conformance with the R3-2 zoning district regulations.

The development site consists of the manufacturing-zoned portion of the site which is currently vacant. A substantial portion of the manufacturing zoned portion of the lot is located within land that is adjacent to freshwater wetlands and is subject to approval from the NYSDEC. It is proposed to construct two self-storage warehouse buildings (Use Group 16) within the manufacturing-zoned portion of the lot. The first warehouse (95 Ridgeway Avenue) will be located on the western portion of the subject lot, abutting Ridgeway Avenue, and will have 48,500 square feet of area.

The second warehouse (105 Ridgeway Avenue) will be situated on the southern portion of the subject site with 37,100 square feet of floor area. Total square footage will be 85,600 square feet resulting in an FAR of 0.72, less than the permitted FAR of 1.0 for a Use Group 16 use. Each structure will be two stories, and seven accessory parking spaces will be provided, exceeding the six parking spaces required for the proposed development.

Relief is required as access to the proposed facilities and is only possible through the adjacent residential district, contrary to applicable district regulations, and as the proposed buildings will front only on an extension of Ridgeway Avenue, a private road, currently open. Absent access through the residential portion of the site, the existing manufacturing zoned portion of the site is landlocked and does not have access to any other street (mapped or unmapped). The subject site is part of a larger split-zoned zoning lot, with the only available access to the manufacturing-zoned portion of the lot available through the adjacent R3-2 zoning district. The prior residential development included creation of Calvanico Lane and a privately owned extension of Ridgeway Avenue that provide access from Riche Avenue to the north, a public street with a CCO (issued July 2000). Creation of Calvanico Lane and the privately owned extension of Ridgeway Avenue included provisions for access to the manufacturing portion of the site. The existing dwellings were sold pursuant to a Homeowner's Association filing, a plan that included disclosure of the sponsor's (owner herein) plans and right to construct a "lateral residential storage facility" on the subject premises, with access to be provided over the private roadway easement. There are very few uses permitted within both M1-1 and R3-2 zoning districts that could be developed on an as of right basis on the subject premises, with a community facility building the most likely development possibility. Development of the subject site with a complying community facility building would not be feasible. A minimum of 42 accessory parking spaces would be required, limiting the potential size of a community facility structure, further restricted by the current wetlands' restrictions. In addition, borings on the subject property have disclosed a granite shelf at a depth of approximately 14 feet, which inhibits drainage, and it does not comply with the 15 feet permeable strata, required for on-site sanitary drainage, limiting the occupancy on the subject site.

The use proposed at the subject site would be allowed as of right but for the necessity of access through the adjacent residential district. As proposed, the two warehouses will only be adjacent to residential development to the north.

Of Use Group 16 uses generally permitted in M1-1 zoning districts, the proposed self-storage warehouses are among the least intensive uses, with minimal traffic to the warehouses expected and limited activity on a daily basis.

The development of the subject site with self-storage uses rather than other more invasive permitted manufacturing uses was planned in consideration of the adjacent residential uses. Screening is proposed for the subject site, minimizing any impact the proposed facilities would have on the residential buildings to the north, and no active storage unit entrances or loading areas would be located directly on Ridgeway Avenue. Pursuant to General City Law § 36 relief is sought as the two proposed buildings will front only on an existing extension of Ridgeway Avenue, a private road, currently open, that is paved and improved to a width of 38 feet.

Access to the buildings will be via two curb cuts on existing Ridgeway Avenue that will provide entry onto a looped driveway that is proposed to be paved and improved to a 30' width.

The proposed buildings will be screened from adjacent uses through proposed planting areas. No changes to the current access to existing residential homes afforded by Ridgeway Avenue is proposed as the proposed buildings will be located to the south of existing improved Ridgeway Avenue. The proposed development is designed to comply and conform to all pertinent provisions of the Fire Code, and the property owner is willing to agree to all reasonable conditions issued by the Fire Department after review of the proposed plans.

As the subject buildings will not have access directly from a mapped street, the requirement that the buildings be accessible from a street duly placed on the official City map results in both practical difficulty and unnecessary hardship in development of the subject site.

In 2015, an application was filed for the same proposal for two self-storage warehouses. There was a change in the ownership group so that application was put on hold. The owners are now prepared to move forward with past issues resolved so the application was re-filed with the same proposal that was originally before the Community Board.

Motion was made to take a vote on the application.

Resolution "to oppose BSA Calendar Number: 2020-51-BZ; Block: 2610; Lot: 50 - 95 & 105 Ridgeway Avenue for proposed self-storage warehouse (UG-16) with access provided through an (R3-2) zoning district that is contrary to Section 22-10 (ZR)."

Board Members' Vote:

- 14 - In Favor of opposing application
- 0 - Opposed to approving application
- 0 - Abstained
- 0 - Not-entitled

Having no further business, the meeting was adjourned at 9:00 P.M.

Respectfully submitted by, David M. Santoro, Land Use Chair