



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

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**Land Use Committee  
Public Hearing Report**

**DATE:** March 8, 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

Jeffrey Geary

Andrew V. Poznanski

Owen Reiter

Wayne Rosenfeld

Danny Venuto

**Committee Members Absent**

Celia Iervasi

Gary Fleming

**Board Members Present**

Robert DiGennaro

John Felicetti

Jerry Goldman

**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

Adam Rothkrug, Rothkrug, Rothkrug & Spector, Applicant

George Todorovic, Deputy Borough Commissioner, City Planning

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**Public Contact Session**

None

## **Agenda**

**Waunner Street Commercial Development** - City Planning Project ID P2012R0598; ULURP Number: C190188MMR; The applicant, Veterans Realty Corp, seeks a series of actions to facilitate construction of a new commercial development on a single property (Block 7487, Lot 240) located on Veterans Road West near the intersection of Arthur Kill Road in Charleston. Lot size is 100K sq ft. FAR is .49. The office building will be 47K sq ft with retail on the 1<sup>st</sup> floor and offices above. The corner of the lot will house a 2,800 sq ft pad building. There will be 111 outdoor parking spaces and 56 in an underground garage. Zoning is M1-1. A Restrictive Declaration will be signed to allow an archaeological study to be performed on the property since there were some prehistoric, native American Indian and Colonial artifacts found on the property. This dig will be performed under the auspices of the Landmarks Preservation Committee.

Actions required are as follows:

- An amendment to the City Map to establish Waunner Street, which is currently a record street;
- CPC Chair Certification pursuant to ZR§36-596 (Certification that no connection is required, relocation of previously certified connections and voluntary connections);
- Zoning Authorization pursuant to ZR§36-597 (Authorizations for waivers or modifications of cross access connections):
- Zoning Special Permit pursuant to ZR§74-922 (Certain large retail establishments) to permit a store with no limitation on floor area per establishment);
- Zoning Authorization pursuant to ZR§107-65 (Modification of Existing Topography); and
- Zoning Authorization pursuant to ZR§107-68 (Modification of Group Parking Facility and Access Regulations).

## **Discussion**

- Will need to see location of fire hydrant.
- Request Declaration that there will be no future development in the parking lot.
- Request that underground parking is available to patrons during the day.
- Request Declaration that truck vendors not be allowed to sell their goods and take up parking spots.
- Request to re-evaluate the location of the drive-thru curb cuts so as not to block routine traffic trying to exit the lot.
- Require Fire Lane markings.

**Whereas**, Adam Rothkrug presented the Waunner Street Commercial Development application to the Community Board 3 Land Use Committee, and

**Whereas**, the Land Use Committee requests that the following be included in the development plans: 1- location of fire hydrant; 2- Declaration stating there will be no future development in the parking lot; and 3- Fire Lane markings must be painted according to FDNY protocol.

**Now, Therefore be it Resolved**, If provided with the above requests, CB3 Land Use Committee recommends approval of the Waunner Street Commercial Development project application.

**VOTE:** In Favor 11; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; DiGennaro Y; Felicetti Y; Geary Y; Goldman Y; Poznanski Y; Reiter Y; Rosenfeld Y; Venuto Y; DiGennaro Y

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**Old Business:**

- IS34 scaffolding should be coming down soon. Delay was due to high winds.
- B.E.S.S. should not be built adjacent to residential homes. There should be a buffer.
- Warehouse applications on and near Arthur Kill Road are desirable and would bring jobs to the community but Arthur Kill Road cannot handle the truck traffic.
- Restaurants on Page Avenue have made their outdoor dining permanent structures and have taken up most of the parking spaces. DOB is not enforcing.
- Arden Avenue and Mosely Avenue construction site: signs have been removed from the fences; equipment has been removed; “open space” requirement is being investigated.

**New Business:**

None

Respectfully submitted,



Thomas Barlotta, Chairman