



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

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**Land Use Committee
Public Hearing Report**

DATE: February 8, 2023

TIME: 7:00PM

IN PERSON: YES

VIRTUAL: NO

SPEAKER: Yes

Committee Members Present

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chair*

Gary Fleming

Jeffrey Geary

Andrew V. Poznanski

Owen Reiter

Wayne Rosenfeld

Danny Venuto

Committee Members Absent

Celia Iervasi

Patrick Donahue

Board Members Present

Robert DiGennaro

Staff Present

Charlene Wagner, *District Manager*

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

Guests

Phil Rampulla, Rampulla Associates Architects

Peter Rampulla, Rampulla Associates Architects

David Businelli, Studio 16 Architecture

Frank Rapacciuolo, Rep. Council Member Joseph Borelli

Public Contact Session – No Speakers

Agenda

BSA Cal # 2021-84-A 6301 Amboy Road, Block 7533 Lot 142: Application for a waiver of GCL35 to permit construction of a one-story and cellar retail building within the widening area of Amboy Road in a C1-1 overlay of the R3X zoning district.

David Businelli, Studio 16 Architecture presented:

The building is 763 sq feet per floor. There are two pocket parking outside the building for public use. FAR is .09. Green Roof, clock tower, low-scale building, one or 2 retail tenants.

Applicant states that parking regulations will be waived if the Community Board approves the application. Upon advice of BSA Council, he is asking BSA for a waiver of parking. Five (5) spaces would otherwise be required according to the square footage.

Whereas, David Businelli presented the application for 6301 Amboy Road to the Community Board 3 Land Use Committee, and

Whereas, the Applicant made it understood that if the Land Use Committee approves the application, then parking requirements would be waived by the BSA, and,

Whereas, the Land Use Committee does not grant parking waivers in the South Richmond Development District, therefore must deny the application.

Now, Therefore be it Resolved, a **Motion to deny** this application based upon the lack of required parking was put forth and approved unanimously.

VOTE: In Favor 9; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; Rosenfeld Y; Venuto Y; DiGennaro Y

Motion to **deny** passed.

BSA Cal #s 2022-97-A and 2022-98-A 209 & 215 Clermont Avenue, Block 7780, Lot 100: Application for a waiver of GCL36 to permit construction of two (2) two-family detached houses that would not front a legally mapped street.

Phil and Peter Rampulla, Rampulla Associates Architects presented.

Subject site is tentative lots 2 and 3, and 100. Lots 2 and 3 are 11,400 sq ft. and each lot will have one (1) 3-story 2-family home. There will not be an HOA. Tax lot 100 has been deeded to the Trust for Public Land. There are drywells for storm water management. Septic is approved. There is on-street parking.

Whereas, Rampulla Associates presented the application for 209 and 215 Clermont Avenue to the Community Board 3 Land Use Committee, and

Whereas, the Land Use Committee approved the application as presented.

Now, Therefore be it Resolved, a **Motion to approve** this application as presented was put forth and approved unanimously.

VOTE: In Favor 9; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; Rosenfeld Y; Venuto Y; DiGennaro Y

Motion to **approve** passed.

Old Business:

- The cones are back on Page Avenue. They are in the street blocking spots in front of the restaurants between Café Luna and Leila.
- ZuZu Lounge outdoor structure extends to the curb, blocking the passage of vehicles and pedestrians in the parking lot.
- IS34 scaffolding will start coming down this month.

New Business:

- The DOT put bollards at the Page Avenue intersection. About 12 are missing already.
- B.E.S.S. (Battery Energy Storage System) – we must be vigilant and ensure that the city doesn't change zoning to accommodate them.
- City Planning will be pushing to upzone residential areas to meet guidelines of federal government.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'T Barlotta', written in a cursive style.

Thomas Barlotta, Chairman