



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

1243 Woodrow Road - 2nd Floor
Staten Island, NY 10309

Telephone: (718) 356-7900 Fax: (718) 966-9013

Website: www.nyc.gov/sicb3

Email: sicb3@cb.nyc.gov

**Land Use Committee
Public Hearing Report**

DATE: May 10, 2023

TIME: 7:00PM

IN PERSON: Yes

VIRTUAL: No

SPEAKER: Yes

Committee Members Present

Patrick Donahue
Jeff Geary
Celia Iervasi
Danny Venuto

Board Members Absent

Frank Morano, *Chairman of the Board*
Thomas Barlotta, *Chair*
Gary Fleming
Andrew V. Poznanski
Owen Reiter
Wayne Rosenfeld

Board Members Present

Robert DiGennaro
John Felicetti
Jerome Goldman

Staff Present

Stacey Wertheim, *Community Coordinator*
Susan LaForgia, *Community Coordinator*
Charlene Wagner, *District Manager*

Guests

Elyse Foladare, Eric Palatnik, representing Applicant
George Todorovic, Deputy Borough Commissioner, Department of City Planning (DCP)
Vincent Giordano, DCP
Rasika Girish Deosthali, DCP
Leonard Rusi, Applicant
Gianna Libretti, Rep. Senator Andrew Lanza
Frank Rapacciuolo, Rep. Councilman Joseph Borelli
Susan Conlon, Richmondtown-Clarke Avenue Civic Association
Area Residents
Local Boy Scouts

Public Contact Session – No Speakers

BSA Cal # 26-94-BZ; 141 Mansion Avenue. Applicant seeks to extend the term of a Special Permit pursuant to Section 73-242 of the Zoning Resolution for a Use Group 6 eating and drinking establishment that expired on March 5, 2021. It's been a restaurant since 1984. There are no changes to the footprint or parking. There are no violations on the property.

Whereas, BSA Cal #26-94-BZ was presented to the Community Board 3 (CB3) Land Use Committee; and

Whereas, the Land Use Committee put forth a Motion in support of the application as presented,

Now, Therefore be it Resolved, by unanimous vote, CB3 Land Use Committee approves this application as presented.

Vote: In Favor 6; Opposed 0; Abstentions 0

Geary Y; Iervasi Y; Venuto Y; Goldman Y; DiGennaro Y; Felicetti Y (Donahue absent for vote)

City Planning Application 22DCP146R; 125 Greaves Lane. A zoning map amendment to establish a C2-1 commercial overlay on an existing R3-2 zoning district is being sought by NBM Development LLC at 125 Greaves Lane in Bay Terrace neighborhood.

Whereas, City Planning Application 22DCP146R was presented to the Community Board 3 (CB3) Land Use Committee; and

Whereas, the Land Use Committee put forth a Motion in support of the application as presented,

Now, Therefore be it Resolved, by unanimous vote, CB3 Land Use Committee approves this application as presented.

Vote: In Favor 6; Opposed 0; Abstentions 0

Geary Y; Iervasi Y; Venuto Y; Goldman Y; DiGennaro Y; Felicetti Y (Donahue absent for vote)

City Planning Application 20DCP130R; South Richmond Zoning Relief. The New York City Department of City Planning (DCP) is proposing a Zoning Text Amendment to update the Special South Richmond Development District in portions of Community District 3 in the Borough of Staten Island.

Summary:

- **Area D/F/K & Park Streets** – Remove Special Areas D, F, and K from the text; Remove Park Street designations from the text.
- **Subdivisions & School Seat (SS) Certifications** – 1. Remove Subdivision Certification for small lots < 1 acre; and Strengthen CPC/CB review on larger sites; 2. Remove SS Certifications from the zoning text; and Allow the SCA to continue utilizing their Capital Plan to project school capacity.

- **Tree Planting** – 1. As-of-right removal on small sites; 2. Update credit system to incentivize reservation of mature trees. 3. Retain DOB review for minimum tree credit requirements; 4. Establish planting standards.
- **Designated Open Space (DOS)- Text Maps** – 1. Clean-up/digitize the Text Maps to remove conflicts and improve legibility; 2. Remove isolated portions of DOS; 3. Adjust boundaries.
- **Wetlands** – 1. Establish “areas of no disturbance” for sites >1 acre to strengthen SSRDD goals; 2. Create a defined term in the SSRDD zoning text for “wetland adjacent area” and “area of no land alteration”
- **Arterial Streets** – 1. Fix inconsistencies; 2. Modify current structure for additional curb cuts; 3. Remove building setback regulations in Town Centers.
- **Group parking +30** – 1. Shift authorization to focus on large sites >1 acre; 2. Improve findings for neighborhood character and overall site design.
- **CPC Plan Review Sites** – Shift CPC/CB review to large/sensitive sites i.e., > 1 acre.

* Full Presentation on file in the Community Board office.

Whereas, City Planning Application 20DCP130R was presented to the Community Board 3 (CB3) Land Use Committee; and

Whereas, the Land Use Committee put forth a Motion in support of the application as presented,

Now, Therefore be it Resolved, by unanimous vote, CB3 Land Use Committee approves this application as presented.

Vote: In Favor 7; Opposed 0; Abstentions 0

Donahue Y; Geary Y; Iervasi Y; Venuto Y; Goldman Y; DiGennaro Y; Felicetti Y

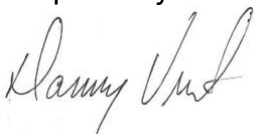
Old Business:

None

New Business:

CB3 requests a presentation for City of Yes, Carbon Neutrality. The Board has reviewed the proposals and does not view them favorably. It will hurt all of NYC, Staten Island in particular. We have requested a presentation by DCP.

Respectfully submitted,



Danny Venuto, Acting Chair