



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

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**Land Use Committee  
Public Hearing Report**

**DATE:** March 13, 2024

**TIME:** 7:00 PM

**IN PERSON:** Yes

**VIRTUAL:** No

**SPEAKER:** Yes

**Committee Members Present**

Frank Morano, *Chairman of the Board*

Thomas Barlotta, *Chair*

Patrick Donahue

Gary Fleming

Jeff Geary

Andrew V. Poznanski

Owen Reiter

David Santoro

Danny Venuto

**Committee Members Absent**

Celia Iervasi

**Board Members Present**

Robert DiGennaro

Jerome Goldman

Anthony Riccardelli

**Staff Present**

Charlene Wagner, *District Manager*

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

**Guests**

Frank Rapacciuolo, Rep., Council Member Joseph Borelli

Frances Urroz, New York Public Library (NYPL), Manager, Public Relations

Dana Sunshine, NYPL, Director Capital Real Estate Initiatives

Leslie Williams, NYPL, Project Manager, Capital Planning and Construction

Matt Waldman, NYPL,

Yolanda Gleason, NYPL, Borough Director for Staten Island

Steven Horvath, NYPL, Manager, Library Services

Joshua Rinesmith, Akerman

Boone Davis, Atlantic Offshore Terminals, CEO Arthur Kill Terminal Project

Charles Dougherty, Chief Commercial Officer, Atlantic Offshore Terminals LLC

Shea Thorvaldsen, TMS Waterfront

Laura Kenny, TMS Waterfront

Susan Conlon, Richmondtown Civic Association

Area Residents

## **Public Contact**

Frank Rapacciuolo, representative for Councilman Joseph Borelli, spoke about the Battery Energy Storage System planned for Arthur Kill Road in Tottenville. Councilman Borelli, along with other elected officials, submitted testimony in opposition to the project. The scheduled voting was withdrawn based on this testimony. He will keep us updated. Cm. Borelli invited the MTA Chairman John Lieber to come to Staten Island to speak about Congestion Pricing and why he thinks it would benefit Staten Islanders. They are still waiting to receive a response.

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## **Agenda**

### **Huguenot Park Library Construction**

A new state of the art Library will be located at 1231 Woodrow Road. The Project budget is \$6M-\$7M, \$1M of which was allocated from Councilman Borelli. Construction is anticipated to start in late spring of 2024 and end in the spring of 2025 with the branch opening planned for the summer of 2025.

- 7,500 sq ft (previously 6,496)
- Community Room with seating for 44
- Outdoor program area (previously none)
- Upgraded technology (24 computers, previously 12)
- New collection material
- 13 parking spots (previously 0)
- 3 Public restrooms (previously 2)

*\*Full Presentation on file in the Community Board office*

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## **Arthur Kill Terminal**

This is a private application submitted by Arthur Kill Terminal LLC, seeking a Zoning Text Amendment, Landfill action, and South Richmond District Special Permit to facilitate an off-shore wind facility at 4949 Arthur Kill Road in the Charleston Neighborhood of CD 3, Staten Island.

- Arthur Kill Terminal (AKT) AKT is a purpose-built port for the staging and assembly of offshore wind components. AKT could support the construction of as much as 15 GW of offshore wind (OSW) energy over the next 25 years, at a minimum. OSW staging port operations involve the receiving, unloading, handling, staging, assembly, pre-commissioning and loadout of very large, heavy and specialized wind turbine generator and foundation components.
- In addition to wind farm construction activities, AKT is also likely be used for wind farm decommissioning and major maintenance activities. Offshore wind farms have a design life of approximately 25-30 years, after which time they will need to be decommissioned and retrofitted, which will require additional need for staging ports such as AKT.

- During the operational life of any given wind farm, should there be a need for major maintenance (e.g., replacement of a blade, gearbox, or other large piece of wind farm equipment), a staging port such as AKT would be required.
- AKT will be privately owned by the Applicant and operated by the port's tenants (offshore wind farm developers, component manufacturers, etc.). The Applicant will have permanent staff on-site responsible for overseeing the tenant port operations, long term maintenance activities, visitor center programming, and to ensure a constant point of contact with the community, stakeholders, and regulators.
- 22,000 GSF building
- 111 parking spaces
- Environmental and energy-efficient features
- Voluntary widening of Arthur Kill Road by 15 ft along property frontage and installation of new sidewalks and tree plantings
- Restoration and adaptive reuse of "Cole House"
- Proposed light poles ranging in height from 20 ft to a maximum of 115 ft consisting of LED lighting with directed focus, shielding, and control systems
- AKT is not expected to result in adverse traffic impacts
- AKT is designed to collect and divert stormwater runoff from neighboring properties
- AKT has conducted a thorough, multi-year site investigation in support of the Project's permit applications and Environmental Impact Statement

### **Community Benefits**

- AKT will result in decades of high-wage, union employment
- AKT will generate significant local investment and contracting opportunities for local suppliers and businesses
- AKT will unlock untapped potential for Staten Island's "jobs coast"

### **Proposed Land Use Actions**

- City Map Amendment to eliminate, discontinue, and close mapped but unused portion of Richmond Valley Road west of Arthur Kill Road;
- Zoning Text Amendment to ZR § 107-00 to establish goals related to sustainability, resiliency, climate, and clean energy objectives, and ZR § 107-65 to modify natural feature regulations;
- Authorization pursuant to ZR § 107-65(b), as modified, to allow the removal of trees of six-inch caliper or more and to allow topographic modification of greater than two feet;
- Authorization pursuant to ZR § 107-68 to allow 124 accessory off-street parking spaces;
- Special permit pursuant to ZR § 107-73 to allow a structure with a height of greater than 50 feet; and
- A landfill action to add approximately 1,176,544 cubic feet (43,575 cubic yards) of fill to create a quay along the Arthur Kill.

## Discussion

- There was extensive discussion following the presentation. Area residents expressed their concerns regarding lights, noise, and land and water traffic. Applicant assured everyone that the benefits of alternate energy production far outweigh the inconveniences of the project.
- Regarding mitigation, Linda Cohen of Protectors of Pine Oak Woods questioned plans to mitigate in Jamaica Bay Queens instead of Staten Island. They are required to do a 3-1 ratio of mitigation, this equates to a tidal marsh restoration of over 35 acres. The only area in NYC with this amount of space was Jamaica Bay Queens.
- Several area residents applauded the job opportunities that this project will bring to Staten Island.

**Whereas**, the Community Board 3 Land Use Committee, after having received a thorough presentation on the **Arthur Kill Terminal Project**, approves the project as presented with one exception, and

**Whereas**, the Committee asks that the applicant work with *Protectors of Pine Oaks* to find appropriate sites for mitigation on Staten Island.

**Now Therefore Be It Resolved**, a Motion was put forth to **accept** this application.

**Vote:** In Favor 10; Opposed 2; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Fleming Y; Geary N; Poznanski Y; Reiter N; Santoro Y; Venuto Y; DiGennaro Y; Riccardelli Y; Goldman Y

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## Richmond Valley Road Demapping

A City Map Amendment along with related land use actions to facilitate an offshore wind assembly site is being sought by Arthur Kill Terminal LLC at 4949 Arthur Kill Road in the Charleston Neighborhood of Community District 3, Staten Island. The west portion of Richmond Valley Road from Arthur Kill Road to the waterfront is unbuilt. Applicant is requesting a City Map amendment to demap that portion so that it can be used as part of the AKT project.

**Whereas**, the Community Board 3 Land Use Committee reviewed this application and is in support of the demapping of this portion of Richmond Valley Road.

**Now, Therefore Be It Resolved**, a Motion was put forth to **accept** the application as presented.

**Vote:** In Favor 12; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; Santoro Y; Venuto Y; DiGennaro Y; Riccardelli Y; Goldman Y

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**Old Business:**

None

**New Business:**

None

Respectfully submitted,

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

Thomas Barlotta, Chairman