



**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: April 10, 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

Celia Iervasi

David Santoro

Danny Venuto

Committee Members Absent

Andrew V. Poznanski

Owen Reiter

Board Members Present

Cliff Hagen

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

Phil Rampulla, Rampulla Associates, Architect for Applicant

Greg Fleischer, Capital Environmental Consultants, Inc.

Robert White, AKRF, Environmental Consultant

Ellen Hay, Herrick Feinstein – Prince's Point Development

Catherine Iannitto, Staten Island Director Department of City Planning (DCP)

Kari Bailey, DCP

Andrea Bender, School Construction Authority

Michael Menicucci, Esq., Prince's Point Development

Susan Conlon, Richmondtown Civic Association

Area Residents

Public Contact - no speakers

Agenda

- 1. Prince's Point Development** - Project ID 2022 R0249 - Existing Block 6660, Lot 1; Block 6662, Lots 3-125. This is a 37-acre vacant site located on a bluff between Wolfe's Pond Park and Lemon Creek Park in the Prince's Bay neighborhood of Staten Island Community District 3 within the Special South Richmond Development District.

The applicant, PMBL LLC, proposes the following actions:

- City Map amendment to establish four (4) 50-foot-wide mapped streets
- Legal Document action to amend a prior Restrictive Declaration and
- South Richmond subdivision authorization to facilitate the construction of 108 detached single-family homes.

Project Land Use Goals

- To provide residential use and public access areas consistent with the neighborhood.
- To support environmental goals consistent with the NYC Waterfront Revitalization Program and NYS DEC standards.
- To provide four (4) 50' wide mapped streets consistent with NYC DOT standards.

**Full presentation on file in Community Board office*

Whereas, the Community Board 3 Land Use Committee, after having received a thorough presentation on the **Prince's Point Development Project**, approves the project as presented provided there will never be a gate closing off public access, and

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

Vote: In Favor 12; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Fleming Y; Geary Y; Iervasi Y; Santoro Y; Venuto Y; DiGennaro Y; Riccardelli Y; Goldman Y; Hagen Y

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- 2. Prince's Point Vesting Text Amendment** – Project ID 2024R0266 - The New York City Department of City Planning (DCP) is proposing a Zoning Text Amendment (ZR) to correct for the removal of a pre-LDGMA vesting provision in Zoning Resolution Section 11-45 in the Special South Richmond Development District (SSRDD) of Staten Island's Community District 3. This is a non-ULURP application. DCP is facilitating this zoning text amendment action to reinstate the vesting language for developments that were approved prior to the adoption of LDGMA. South Richmond Zoning Relief unintentionally removed a ZR section so this action would put back a few sentences that existed before SZR was passed.

LDGMA was adopted in 2004 to address concerns of over development. It set larger yard sizes, requirements for more off-street parking, and required more open space. To accommodate approved site plans that existed before the adoption of LDGMA, a vesting provision would allow to build according to pre-LDGMA if they satisfied certain conditions: A waterfront esplanade, Designated Open Space, and a Restrictive Declaration with associated Site Plans that outlined access to the waterfront and DOS.

Whereas, the Community Board 3 Land Use Committee, after receiving a thorough presentation on the **Prince's Point Vesting Text Amendment**, approves the Amendment as presented.

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

Vote: In Favor 12; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Fleming Y; Geary Y; Iervasi Y; Santoro Y; Venuto Y; DiGennaro Y; Riccardelli Y; Goldman Y; Hagen Y

- 3. R456 Tottenville High School Field House** - 100 Luten Avenue, Block 6613, Lot 1. The New York City School Construction Authority, on behalf of the NYC Department of Education, is proposing the design and construction of a Field House. This Field House will serve as an accessory building to the campus/main school building, enhancing the school's fruitful athletic program uses. The building will not provide additional seats to the school but will be used for athletic training and game concessions. City Planning Land Use Actions being pursued are ZR107-65 authorization and ZR107-33 certification.

The Field House will be 11,300 sq ft and will have a concession stand, film room, locker rooms, restrooms, and fitness room. It is anticipated to open in the fall of 2026.

The Community Board 3 Land Use Committee reviewed this application and supported the Tottenville High School Field House.

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; Iervasi Y; Santoro Y; Venuto Y; DiGennaro Y; Riccardelli Y; Goldman Y; Hagen Y

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