



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

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**Land Use Committee  
Public Hearing Report**

**DATE:** May 15, 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

Jeff Geary

Celia Iervasi

Andrew V. Poznanski

Owen Reiter

David Santoro

Danny Venuto

**Committee Members Absent**

Gary Fleming

**Board Members Present**

Cliff Hagen

Robert DiGennaro

Diane Peruggia

John Felicetti

Paul Sanders

Anthony Riccardelli

**Staff Present**

Charlene Wagner, *District Manager*

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

**Guests**

Edward Jackson, Rep., Mayor Eric Adams

Frank Rapacciuolo, Rep., Cm. Joseph Borelli

Denise Pacheco, Rep., Assm. Michael Reilly

Catherine Ferrara Iannitto, Department of City Planning (DCP)

Kari Bailey, DCP

Amy Obonaga, DCP

Rasika Deosthali, DCP

Angela Bellisio, DCP

Elyse Foladare, Eric Palatnik

Carol Donovan, Richmondtown Clarke Ave Civic Association

Susan Conlon, Richmondtown Clarke Ave Civic Association

Agnes VanDina, Oakwood Residents Civic Association

Area Residents

## **Public Contact**

Frank Rapacciuolo invited the public to a street co-naming ceremony for a retired Air Force Captain, Ted Cohen, on May 16th at 11:00 a.m. on Barlow Ave and Richmond Ave.

## **Agenda**

**City Planning, City of Yes - Housing Opportunity** - The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

### **Low Density Proposals**

- **Town Center Zoning** - Re-legalize housing above businesses on commercial streets in low-density areas
- **Transit-Oriented Development** - Allow modestly-sized, transit-oriented buildings in low-density residence districts
- **Accessory Dwelling Units (ADUs)** – Homeowners should have the choice to add a backyard cottage, basement or garage apartment, or attic conversion.
- **District Fixes** – Adjust FAR, perimeter heights, yards, and other rules to provide flexibility for homeowners.

### **Medium to High Density Proposals**

- **Universal Affordability Preference (UAP)** -Create a 20% bump for affordable and supportive housing in districts that don't have a senior housing preference today.

### **Other Citywide Proposals**

- Enable conversion of under-used buildings
- Re-legalize small and shared apartments
- Eliminate barriers to contextual infill
- Provide Parking Flexibility

### **Discussion:**

- All the R3X zoning will be destroyed by this proposal if you can rent the ADUs.
- Cars are a necessity. Removing parking is NOT acceptable.
- We lack public transportation.
- We lack hospitals and are the only borough without a public hospital.
- Staten Island is underprovided by Police Officers, DOT workers, and Teachers.
- Staten Island needs more support or equal funding to maintain and update its infrastructure, including roads, Water, and sewer. This should be the principal consideration before planning for additional housing.
- Recurring budget requests for road infrastructure and sewer upgrades have been ignored.
- DOB has historically proven that it is unable to enforce effectively.
- Courts do not back the landlords.

- A ½ mile radius around a train station is too excessive. Two hundred fifty feet (250') is sufficient.
- Public outreach was a failure for this proposal. It wasn't very clear and did not reach the general public.
- The stakeholder collaboration used as a source for the basis of this text amendment was a subjective group. Community boards, civic associations, residents, and local elected officials were not offered to be part of this limited group of stakeholders.
- Allowing businesses in residential areas contradicts what was presented in COY Economic Opportunity. If there is a housing shortage, don't replace residential with businesses that will deplete housing.
- The timing for this text amendment was intentional. The Public Hearing is in July when citizens are on vacation and Community Boards are on summer break.
- Supportive Housing does include psychiatric disabilities, psychiatric illnesses, emotional disorders, or those affected with mental disabilities, including those with substance abuse disorders. Staten Island does not have appropriate supportive services.
- We want representation from city agencies here to answer questions, i.e., FDNY, EMS, DEP, and DOB enforcement.

**Whereas**, the Community Board 3 Land Use Committee, after having received a thorough presentation of the City of Yes- Housing Opportunity, is opposed to the project as presented because of the many concerns listed above.

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

**Vote:** In Favor 14; Opposed 0; Abstentions 1

Morano Y; Barlotta Y; Donahue Y; Geary Y; Iervasi Y; Poznanski Y; Reiter Y; Santoro A; Venuto Y; Felicetti Y; DiGennaro Y; Hagen Y; Peruggia Y; Riccardelli Y; Sanders Y

**Motion Passes**

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**BSA 2024-16-A; 61 Muriel St**, Block 7310 Lot 6 - GCL36 (Palatnik) It is proposed to develop a one-story warehouse building, 3,600 sq ft. Building would front Muriel St which is not duly placed on the official New York City map.

**Whereas**, the Community Board 3 Land Use Committee, after having received a thorough presentation, approves the application as presented.

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

**Vote:** In Favor 13; Opposed 1; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Geary Y; Iervasi Y; Poznanski Y; Reiter N; Santoro Y; Venuto Y; Felicetti Y; DiGennaro Y; Hagen Y; Riccardelli Y; Sanders Y

**Motion Passes**

**BSA 2024-17-A; 35 Marjorie St**, Block 7328 Lot 366 - GCL36 (Palatnik) It is proposed to develop a one-story warehouse building, 7,999 sq ft. Building would front Marjorie St which is not duly placed on the official New York City map.

**Whereas**, the Community Board 3 Land Use Committee, after having received a through presentation, approves this application as presented.

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

**Vote:** In Favor 13; Opposed 1; Abstentions 0

Morano Y; Barlotta Y; Donahue Y; Geary Y; Iervasi Y; Poznanski Y; Reiter N; Santoro Y; Venuto Y; Felicetti Y; DiGennaro Y; Hagen Y; Riccardelli Y; Sanders Y

**Motion Passes**

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**Old Business:**

None

**New Business:**

None

Respectfully submitted,



Thomas Barlotta, Chairman