



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

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**Land Use Committee
Public Hearing Report**

DATE: June 12, 2024

TIME: 7:00PM

IN PERSON: Yes

VIRTUAL: No

SPEAKER: Yes

Committee Members Present

Frank Morano, *Chairman of the Board*

Patrick Donahue

Gary Fleming

Jeff Geary

Celia Iervasi

Owen Reiter

David Santoro

Danny Venuto

Committee Members Absent

Thomas Barlotta, *Chair*

Andrew V. Poznanski

Board Members Present

Robert DiGennaro

John Felicetti

Jerry Goldman

Anthony Riccardelli

Staff Present

Stacey Wertheim, *Community Coordinator*

Susan LaForgia, *Community Coordinator*

Guests

Frank Rapacciuolo, Rep., Cm. Joseph Borelli

Ron Rizzotti, Applicant

John Bozza, Applicant/Owner

Todd Dale, Rothkrug Rothkrug & Spector, Applicant

Matthew Osit, P.E. Wastewater Capital Program, Department of Environmental

Frank Visingardi, HDR Engineering

Public Contact

None

Agenda

BSA Cal # 2024-14-A; 23 Zarelli Court, Block 7206, Lot 508 - Request for an appeal pursuant to GCL 36 to permit the development of a one-story storage use building (UG 18) that does not front on a mapped street. Zarelli Court is a private road that extends north from Industrial Loop. The proposed building will conform and comply with all other district regulations. The subject site is located in an M3-1 (SRD) zoning district.

Whereas, the Community Board 3 Land Use Committee, approves this application with the following stipulations: Five parking spaces and an interior bathroom should be provided.

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

Vote: In Favor 12; Opposed 0; Abstentions 0

Morano Y; Donahue Y; Fleming; Geary Y; Iervasi Y; Reiter Y; Santoro A; Venuto Y; Felicetti Y; Goldman Y; DiGennaro Y; Riccardelli Y

Motion Passes

E. Perkiomen & E. Reading Avenue, Block 5474, Lots 12, 24 & 53 - Applicant is requesting City Planning Authorizations and Certification (N 240325 RAR, N 240324 RAR, N 240327 RCR) to facilitate the development of 18 semi-detached, single-family homes within the Special South Richmond District.

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 **approve** this application.

Vote: In Favor 12; Opposed 0; Abstentions 0

Morano Y; Donahue Y; Fleming Y; Geary Y; Iervasi Y; Reiter Y; Santoro A; Venuto Y; Felicetti Y; Goldman Y; DiGennaro Y; Riccardelli Y

Motion Passes

Project ID: 2022R0361 - Upgrade of Richmond Avenue Pumping Station - The proposed modification to the previously approved special permit (C 880480 ZSR) would facilitate upgrades to the existing Pumping Station and bring the equipment/systems to compliance with New York City Department of Environmental Protection (DEP) requirements and regulatory-required safety systems as well as increase capacity to accommodate periodic high sewage flows during major flood events.

- The work to be performed includes the design of the pumping station upgrade to improve operational reliability while focusing on energy efficiency, minimized maintenance, and staff safety. The structural components will be provided with a design life of 40 years

while mechanical systems, such as pumps, piping, electrical, and HVAC, will have a design life of 20 years.

•In addition to providing longevity with these upgrades, each pumping station will include equipment/systems to comply with DEP requirements and regulatory-required safety systems. The rehabilitation work raises all critical electrical equipment above the floodplain to ensure resiliency and reliability

**Full Presentation on file in Community Board office*

Bloomington-Maretzek; 107 Bloomington Road (formerly 81 Bloomington Road), Block 6998, Lot 6. John Bozza, owner, presented his request for City Planning authorization pursuant to Z.R. Section 22-42 to develop the site with a two-story detached two-family dwelling, where 75% of the floor area of one dwelling unit is not located directly above or below the other dwelling unit. Zoning is R3X. The lot is 8,000 sq ft. The proposed building will be a 25' x 72' dwelling with cellar, and two entrances (on Bloomington and Maretzek).

Discussion

There was a lengthy discussion regarding the South Richmond Development (SRD) text. SRD zoning prohibits semi-attached homes. The zoning regulations for two-family homes require 75% of the floor area of one unit must be above or below the other 25% unit. This proposed construction with two equal-sized units, side-by-side, shows disregard for the hard-fought zoning regulation of the SRD.

Move to Call the Motion (Reiter)

Vote 12-0-0

Morano Y; Donahue Y; Fleming Y; Geary Y; Iervasi Y; Reiter Y; Santoro A; Venuto Y; Felicetti Y; Goldman Y; DiGennaro Y; Riccardelli Y

Motion Passes

Whereas, the Community Board 3 Land Use Committee, after much discussion, feels that in the spirit of the law, this application shows disregard for the SRD zoning text, and

Whereas, the Committee feels that allowing this authorization would set a precedent for future conversions of its kind, negating the many years of work by multiple agencies in establishing the Special South Richmond Development zoning text.

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

Vote: In Favor 10; Opposed 2; Abstentions 0

Morano Y; Donahue Y; Fleming Y; Geary N; Iervasi Y; Reiter Y; Santoro A; Venuto Y; Felicetti Y; Goldman N; DiGennaro Y; Riccardelli Y

Motion Passes

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