



**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: October 9, 2024

TIME: 7:00 PM

Committee Members Present

Frank Morano, *Chairman of the Board*
Thomas Barlotta, *Chair*
Gary Fleming
Jeff Geary
Andrew V. Poznanski
Owen Reiter
Danny Venuto

Committee Members Absent

Patrick Donahue
Celia Iervasi
David Santoro

Board Members Present

Robert DiGennaro
John Felicetti

Staff Present

Stacey Wertheim, *Interim District Manager*
Susan LaForgia, *Community Coordinator*

Guests

Todd Dale, Rothkrug, Rothkrug, Spector
Frank Rapacciuolo, Rep., Cm. Joseph Borelli
Area Residents

Public Contact Session

An area resident is questioning plans for the 16-acre property, 135 Englewood Avenue. Lots have been cleared, and there is a lot of truck traffic. He was approached 3 times to purchase his property. The committee informed the resident that no project application for this property has come before the board.

Agenda

- **BSA Application # 2024-43-A 42 Joanne Court** - BBL 5-6431-41 - Application for appeal pursuant to General City Law 35 to develop a two-story, one-family home that would be located partially within the privately owned portion of a mapped but unbuilt street (Orangeburg Avenue.) Joanne Ct is a private road.

Discussion

- Further information on whether these homes are part of an HOA is requested.
- How many developed and undeveloped lots are part of this HOA.

Whereas, BSA Application # 2024-43-A was presented to the Community Board 3 Land Use Committee and,

Whereas, the Land Use Committee supports this application, provided there is evidence that the property will be part of an existing community HOA.

Therefore be it Resolved, that upon receipt of the requested information, the committee will approve the application

VOTE: In Favor 8; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; DiGennaro Y; Felicetti Y
Motion Passes

- **BSA Application # 2024-44-A 62 Joanne Court** - BBL 5-6431-43 - Application for appeal pursuant to General City Law 35 to develop a two-story, one-family home that would be located partially within the privately owned portion of a mapped but unbuilt street (Orangeburg Avenue.)

Discussion

- Further information on whether these homes are part of an HOA is requested.
- How many developed and undeveloped lots are part of this HOA.

Whereas, BSA Application # 2024-44-A was presented to the Community Board 3 Land Use Committee and,

Whereas, the Land Use Committee supports this application, provided there is evidence that the property will be part of an existing community HOA.

Therefore be it Resolved, that upon receipt of requested information, the committee will approve the application

VOTE: In Favor 8; Opposed 0; Abstentions 0

Morano Y; Barlotta Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; DiGennaro Y; Felicetti Y
Motion Passes

- **BSA Application # 2024-33-BZ 77 Selkirk Street** - BBL 5-6158-1 - Application filed pursuant to Section 73-126 of the Zoning Resolution of the City of New York, to permit a Use Group 4 ambulatory diagnostic/treatment healthcare facility of over 1,500 sf in floor area within an R3X zoning district in a lower density growth management area (LDGMA.) If approved, the waiver would allow the owner to replace existing residential space at the first floor of the subject building with additional Use Group 4 medical office space, bringing the total medical office floor area to 2,527 square feet. The second floor will be divided into two dwelling units. Total floor area on both levels remains the same.

Whereas, BSA Application # 2024-33-BZ was presented to the Community Board 3 Land Use Committee and,

Therefore be it Resolved, the Committee supports this application as presented.

VOTE: In Favor 7; Opposed 0; Abstentions 1 (Geary)
Morano Y; Barlotta Y; Fleming Y; Geary Y; Poznanski Y; Reiter Y; DiGennaro Y; Felicetti Y
Motion Passes

Old Business

None

New Business

None

Respectfully submitted,



Thomas Barlotta, Chairman