

COMMUNITY BOARD #3
655 Rossville Avenue
Staten Island, N. Y. 10309

LAND USE COMMITTEE MINUTES

April 10, 2013

COMMITTEE MEMBERS PRESENT:

Frank Morano, *Chairman of the Board*
Charles Cappucci
Frank Contrera
Jeffrey Geary
Helen Napoli
Alice Ruch
Daniel Venuto
Wayne Rosenfeld

COMMITTEE MEMBERS ABSENT:

Philip Centineo
Patrick Donahue
Albert Esposito

STAFF:

Charlene Wagner, District Manager
Patricia Piccochi, Community Coordinator
Stacey Wertheim, Community Coordinator

GUESTS:

Austin Malone, representing State Senator Andrew Lanza
Frank J. Rapacciuolo, representing Councilman Vincent Ignizio
Nick Molinari, NYC Parks and Recreation
Rob Holbrook, NYC Economic Development Corporation
Julie Simon, NYC Economic Development Corporation
Munro Johnson, NYC Economic Development Corporation
Alan Preto, Englewood Avenue resident
Dan Preto, Englewood Avenue resident
Michael Gauasso, Sr., Cortelyou Avenue resident
Michael C. Gauasso, Cortelyou Avenue resident

Thomas Barlotta commenced the meeting at 7:35 pm starting with the Pledge of Allegiance.

PUBLIC CONTACT SESSION – No Speakers.

130229MMR Charleston Mixed Use Development Mapping – *An application filed on March 22, 2013 by The New York City Department of Transportation (DOT) along with The New York City Department of Parks and Recreation (DPR) for a change to the City Map involving:*

- *The establishment of Englewood Avenue between Arthur Kill Road and Kent Street;*
- *The establishment of Bricktown Way (a public access street and mapped street that is not city owned and maintained by the developer) at Tyrellan Avenue north of Veterans Road West;*
- *The elimination of Third Street, Pembine Street, Bayne Street, Goethals Avenue, Burr Avenue, Claude Street, Alice Street, Baxter Street, Beaver Street, and Cady Avenue in their entirety;*
- *The elimination of Coke Street south of Englewood Avenue;*

Including any acquisition or disposition of real property related thereto, in Community District 3, Borough of Staten Island, in order to facilitate the construction of a senior housing facility, public school, retail complex and public library (the “Charleston Mixed-Use Development”) on an undeveloped 63.5 acre property.

Rob Holbrook, representing the NYC Economic Development Corporation reviewed the application with the Land Use Committee. The application is expected to be certified by City Planning in the next month or two thus beginning the ULURP process with the Community Board. An additional ULURP package concerning a Zoning Action and several different Authorizations under the Richmond Special District to allow for grading changes for the future Retail Site A, a school, and a housing site. The M1-1 zone is proposed to be changed to an R3-2 for the residential housing and the school. Chairman Frank Morano commended the applicant for taking the Community Board's disapproval into consideration and choosing not to upgrade to an R3-4 zone as originally proposed. The first phase of construction is expected to be completed by 2015 the disposition of Retail Site A, the Library, and the build out of Fairview Park with access off Bricktown Way. The second phase expected to be completed by 2020 is the construction of the school (including the building out of Englewood Avenue including sanitary and storm sewers) and the senior housing project.

Discussion: Residents were concerned about the property acquisition process and how it may affect the value of their properties. Mr. Holbrook stated the approvals for mapping the street will take place prior to the acquisition of properties. An 80 ft. width (4 lanes with a center median) requirement has already been signed off by the Department of Transportation. An alternate route from Arthur Kill Road into the Charleston Site is also still an option being considered in case Bricktown Way is not mapped. The residents also inquired about road access into the conservation area of the park. Mr. Holbrook responded there will be no road access into the conservation area of Fairview Park at Englewood Avenue, only pedestrian paths and equestrian trails within the park.

Nick Molinari, representing the Department of Parks and Recreation, reviewed the plans for Fairview Park (23 acres of dusk to dawn active recreation without nighttime lighting and a 20 acre existing conservation area). The 23 acre active recreation area in the center of the park plans to include 2 little league ballfields, 4 tennis courts, bocce ball courts, a comfort station, a synthetic turf multi-purpose field, a parking lot and a comfort station. A 20 acre western portion of the park will be set aside as the conservation area as it contains wetlands, steep topography and historic ruins.

Discussion: Frank Morano questioned the reduction of planned active recreation for Fairview Park that was originally planned for Bloomingdale Park Phase 2. Mr. Molinari stated the Parks Department has the same \$7 million budget for this park as was delegated in 2003. He stated the amount of acreage for the park has not been reduced just the number of features from the original plans. What would have been constructed in the Bloomingdale Park Phase 2 has been increased by the addition of 2 tennis courts, 2 bocce courts and a larger soccer field than originally planned. Thomas Barlotta expressed concern for the protection of the archeological area (historic ruins) as well as safety concerns over a deep well within the same area. There will be a small conservation building staffed by Parks personnel during the day, but there are no plans at this time to commit to usage or staff in the park at night.

New Business:

- **SIamignes Workshop** - Frank Morano, Jeff Geary, Charlene Wagner, and Thomas Barlotta attended an all day workshop at Mt. Loretto on April 6 called SIamignes. The workshop was conducted by the American Institute of Architects on Staten Island who are looking for ideas from the community for rebuilding Staten Island following Hurricane Sandy. The Board Members are opposed to any redevelopment that would include zoning changes that would permit high rise development, and any zoning changes that would increase density. It would be burden on the infrastructure which is already overtaxed. They also support the NYS's decision to purchase and demolish the homes in Oakwood Beach, restoring the area to its natural wetland state which would increase the capacity of the Bluebelt drainage system.
- **NYC SIRR "Special Initiative for Rebuilding and Resiliency"** – Thomas Barlotta reported on a meetings attended by, Thomas Barlotta and Charlene Wagner, the purpose of which is plan for future rebuilding of Staten Island communities devastated by Hurricane Sandy. The members discussed affordable housing, land acquisitions, zoning changes etc. The Board Members discussed strengths and weaknesses of the communities. Members stated our strengths were the people, the small businesses that employ most of our Staten Islanders, the close knit communities and the diversification of houses. Our weaknesses were all the same as were determined at the SIamignes Workshop, lack of infrastructure. A report is due out sometime in May.

Meeting adjourned 8:25 p.m.

Respectfully submitted,



Thomas Barlotta