

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

**LAND USE COMMITTEE MINUTES**

**January 9, 2013**

**COMMITTEE MEMBERS PRESENT:**

Frank Morano, *Chairman of the Board*  
Thomas Barlotta, *Chairman Land Use Committee*  
Charles Cappucci  
Frank Contrera  
Jeffrey Geary  
Helen Napoli  
Daniel Venuto

**COMMITTEE MEMBERS ABSENT:**

Philip Centineo  
Patrick Donahue  
Albert Esposito  
Alice Ruch

**STAFF:**

Charlene Wagner, District Manager  
Stacey Wertheim, Community Associate

**GUESTS:**

Frank J. Rapacciuolo, representing Councilman Vincent Ignizio  
John Payyapilli, M.T.A. N.Y.C. Transit Design Manager for the Princes Bay Substation Project  
Melissa Farley, M.T.A. N.Y.C. Transit Assistant Director of Government and Community Relations  
Renel Pointdujour, M.T.A. N.Y.C. Transit, Electrical Engineer for the State of New York  
Mohammed M. Azam, M.T.A. N.Y.C. Transit, Structural Engineer for the State of New York  
Ann and Joseph Parascondola, Wilson Avenue resident  
Dee Vandenburg, Staten Island Taxpayers Incorporated

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Thomas Barlotta commenced the meeting at 7:30 pm starting with the Pledge of Allegiance.

**PUBLIC CONTACT SESSION** – Dee Vandenburg, representing Staten Island Taxpayers Inc., requested Community Board 3 send a letter to Mr. Kim, owner of a building site at 4051 Hylan Boulevard (C110077ZMR), requesting he clean the site of graffiti, campaign signs, replace the boards around the site and clean it of any debris. Ms. Vandenburg also commended the builder of the new urology medical building at 4143 Hylan Boulevard near William Avenue in Great Kills (N100093RCR) for adhering to the advice of the Community Board 3 Land Use Committee by providing sufficient parking and in keeping the curb cuts in alignment so there is no blockage for cars to exit the parking lot.

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**M.T.A. N.Y.C. Transit Staten Island Railway Princes Bay Substation Project** - Thomas Barlotta introduced John Payyapilli of the M.T.A. New York City Transit System who is the Design Manager for the Staten Island Railway Princes Bay Station Substation Project. Mr. Payyapilli introduced Melissa Farley, Assistant Director of Government and Community Relations for M.T.A. N.Y.C. Transit, Renel Pointdujour an electrical engineer for the State of New York, and Mohammed M. Azam, who is a structural engineer for the State of New York. Mr. Payyapilli said the Staten Island Railway needs to build a new substation in Princes Bay to

augment the power capacity of the Staten Island Railway in the Huguenot/Prince's Bay area. At this time there are five (5) existing substations along the Staten Island Railway located at the Atlantic, Eltingville, Grant City, Old Town, and St. George stations. The distance between the Atlantic substation and the Eltingville substation is 4 miles apart which is twice the distance than the other stations. The Princes Bay substation will alleviate stress on the adjacent substations at Eltingville and Atlantic and ensure against suspension of service due to insufficient power. The new substation will be constructed adjacent to the Princes Bay SIRT Station on Seguine Avenue on a lot behind an existing commercial strip mall not visible from the street. This location was chosen because the property belongs to the Staten Island Railway as a right-of-way and is close to the tracks with easy access and grading. The substation will be built within a pre-fabricated enclosure. Construction should commence in spring 2014 for duration of 28 months and will cost \$20-\$30 million dollars. Mr. Payyapilli stated there will be an Environmental Impact Statement completed for this project.

**Discussion:** Helen Napoli inquired if these substations have any detrimental effect on the surrounding community. Jeff Geary asked if there would be any service interruptions. Mr. Payyapilli stated there have never been any safety concerns and there will be no service interruptions. The Committee members also discussed justification to build this substation with the high cost of this project. Dee Vandenburg agreed there is a need for this project since several substations are old and antiquated causing other substations to become overtaxed from the increased electrical draw for the new signal system and fiber optics. Ms. Vandenburg also advised that the existing facilities trailer must remain at the site (New York State Law states there must be a facility within a ¼ mile for the Staten Island Railway mobile crews and none exist between the Annadale and Tottenville stations) and she also requested that the access gate must remain as a swing gate rather than a sliding gate. There was concern about the size of the substation trailer (33 ft. x 97 ft.) being too large to accommodate the facilities trailer. The Committee also suggested that the M.T.A. consider the usage of solar power to subsidize electrical power.

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**New Business:** Charlene Wagner suggested the Committee send an invitation to the United States Army Corps of Engineers and the State Department of Environmental Conservation for an informal meeting at their convenience to present ideas on how we can work together to rebuild and restore the shoreline of the South Shore of Staten Island.

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**MOTION TO ADJOURN:** Daniel Venuto

**SECOND:** Charles Cappucci

**MOTION PASSED:** 7-0-0

**Meeting Adjourned 9:15 p.m.**